

WASHINGTON STATE



**CRIMINAL JUSTICE TRAINING
COMMISSION**



2025-2027

CAPITAL BUDGET PROPOSAL



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

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS001

Date Run: 9/4/2024 9:46AM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
2	4000041 Shooting Range Indoor Ventilation System									
	057-1 State Bldg	2,910,000				2,910,000				
	Constr-State									
3	4000025 Omnibus Minor Works									
	057-1 State Bldg	3,990,000				3,990,000				
	Constr-State									
4	4000039 Restroom and locker room renovation									
	057-1 State Bldg	2,793,000				2,793,000				
	Constr-State									
Total: Preservation		9,693,000				9,693,000				

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
1	4000040 New training campus									
	057-1 State Bldg	923,117,000				208,332,000	357,418,000	357,367,000		
	Constr-State									

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
057-1 State Bldg Constr-State	932,810,000				218,025,000	357,418,000	357,367,000		

Ten Year Capital Plan by Project Class

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Report Number: CBS001
Date Run: 9/4/2024 9:46AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital FTE Summary
2025-27 Biennium
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Report Number: CBS004
Date Run: 9/4/2024 9:49AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

September 4, 2024

Washington State Criminal Justice Training Commission
Deferred Maintenance Backlog Reduction Plan for Preservation Projects.

The Criminal Justice Training Commission has identified areas which qualify as maintenance backlog projects and have been listed on the facilities request for Capital Project funds.

Priority and cost estimate

1. Shooting range indoor ventilation system renovation = \$2,910,000
2. Shooting range roof = \$120,000
3. Dorm 2 heat pumps = \$299,000
4. Dorm 2 and Dorm 3 security upgrade = \$151,000
5. Olympic building roof replacement = \$421,000
6. Concrete repairs for walkways = \$369,000
7. Campus asphalt repair = \$212,000
8. Mock city additional cooling = \$194,000
9. Modular building heat pumps = \$45,000
10. HVAC control upgrade = \$351,000
11. Restroom and locker room renovation = \$2,793,000
12. Virtual trainer room HVAC = \$68,000
13. Campus building exterior painting = \$1,123,000
14. ADA upgrades = \$251,000
15. Range target system replacement = \$386,000

Project Schedule

The above project will be completed in the 2025-2027 biennium if funding is provided.

Available Operating Budget Resources

There are currently no operating funds available to cover the cost of this projects.

Tab B

Preservation Projects

#1 Shooting Range Indoor Ventilation System and C100

**#2 Minor Works – 13 subprojects
- Minor Works Project List**

#3 Restroom and locker room renovation and C100



227 - Criminal Justice Training Commission Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000041

Project Title: Shooting Range Indoor Ventilation System

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

Project Summary

Shooting range ventilation upgrades to address deficiencies in the existing ventilation system which does not have sufficient airflow to remove lead particles from the air which is inhaled by instructors and students.

Project Description

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

The WSCJTC is currently managing a health and safety emergency associated with our indoor shooting range. Our agency staff identified issues with the overall ventilation of our system after managing repairs from a previously conducted DES Energy project back in January 2023, and after receiving independent audits which showed that indoor range staff's lead exposure levels were rapidly elevating creating a health and safety concern. Through analysis and consultation, it was determined the DES Energy project ventilation system was not and is not capable of operating within NIOSH specifications for indoor firing ranges. The agency declared an emergency request to the Department of Enterprise Services, which was approved by the DES Director on January 23, 2024. While DES approved the emergency declaration; WSCJTC staff have been working diligently from that time on to mitigate the health and safety identified concerns, implementing as many controls as possible to mitigate risk. WSCJTC staff have cooperated with the previous vendor for remediation without success, collaborated with industry experts on needed improvements, implemented controls in consultation with multiple Authority Having Jurisdiction (AHJ), and several risk management strategies. The requested funding is required to secure a proper design and build, required for an indoor firing range ventilation system. To ensure the health and safety of students and staff the system must meet or exceed NIOSH specification for indoor ventilation and system control recommendations.

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

This project will replace and upgrade the existing mechanical ventilation system to meet OSHA, L&I/DOSH, and NIOSH standards for safety along with electrical, plumbing, structural, and finish work to satisfy current unsatisfactory conditions at the WSCJTC indoor shooting range. This project can be completed in 2-phases from design to build. All phases are included in this request (see OFM Form C-100 for a detailed line-item description). Additional scope of work includes labor and materials to upgrade the indoor shooting range to a fully functional facility which meets all health and safety standards utilizing industry standard technology to improve daily operations and use requirements. Dispose of HVAC units per EPA guidelines. Start-up and test. The project can start July 1, 2026, and end not later than June 30, 2027. See attached estimate for a detailed proposal and cost outline incorporated into this request, (\$2,910,000 with WSST included).

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

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000041

Project Title: Shooting Range Indoor Ventilation System

Description

This project will provide WSCJTC with an updated, safe, right-sized HVAC system capable of meeting specialized needs of an indoor shooting range to NIOSH standard. This facility is the only state-owned indoor firing range that serves law enforcement in this geographic area, training well over 600 new law enforcement professionals annually. The cost of doing nothing will lead to certain long term health effects on full-time occupants and unnecessary exposure to lead and carcinogens to all who inhabit the building. This is a health and safety concern that all stakeholders are taking appropriate action to remedy in the most cost-effective and efficient manner while not compromising the well-being of occupants and the surrounding community. To do nothing would simply be a liability that no conscious well-meaning individual would or should allow.

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

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs along with management of potentially cumbersome liability issues.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will replace an undercapacity and not to health and safety standards HVAC system for an indoor shooting range.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught. Currently, the heating and cooling system struggles to keep a consistent comfortable environment for training and work.

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000041

Project Title: Shooting Range Indoor Ventilation System

Description

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal mandates to be compliant with EPA, OSHA/WISHA, L&/DOSH, and NIOSH standards for preservation of health and safety.

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

This project will meet the State and Federal requirements on proper ventilation standards for indoor gun ranges, refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay.

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

This project is highly recommended for funding so that WSCJTC meets or exceeds State and Federal mandates on indoor firing range HVAC systems that prioritize health and safety of the occupants while providing an energy efficient and suitable training environment. The ventilation system must sustain health and safety standards for agency's occupants, stakeholders, and the community they serve.

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000041

Project Title: Shooting Range Indoor Ventilation System

Description

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

This request is not related to a reappropriation.

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

This project is not related to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

This request has no growth management impacts.

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	2,910,000				2,910,000
	Total	2,910,000	0	0	0	2,910,000
			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

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 4000041

Project Title: Shooting Range Indoor Ventilation System

Operating Impacts

Narrative

There are no anticipated significant operating impacts related to this request.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000041	40000041
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Washington State Criminal Justice Training Commission (WSCJTC)
Project Name	Indoor Firing Range Complex HVAC System Repair (NIOSH)
OFM Project Number	

Contact Information

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

Statistics

Gross Square Feet	12,932	MACC per Gross Square Foot	\$108
Usable Square Feet	10,345	Escalated MACC per Gross Square Foot	\$114
Alt Gross Unit of Measure			
Space Efficiency	80.0%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	14.96%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	
Inflation Rate	3.33%	Higher Ed Institution	
Sales Tax Rate %	10.00%	Location Used for Tax Rate	Burien, WA
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	September-25
Construction Start	September-25	Construction End	September-26
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$2,760,708	Total Project Escalated	\$2,909,651
		Rounded Escalated Total	\$2,910,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$0
Out Years			\$2,910,000

Acquisition			
Acquisition Subtotal	\$70,000	Acquisition Subtotal Escalated	\$70,000

Consultant Services			
Predesign Services	\$25,000		
Design Phase Services	\$183,605		
Extra Services	\$32,500		
Other Services	\$97,489		
Design Services Contingency	\$16,930		
Consultant Services Subtotal	\$355,523	Consultant Services Subtotal Escalated	\$371,653

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,395,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,473,972
GCCM Risk Contingencies	\$20,000		\$21,184
GCCM Management	\$279,000		\$295,517
Owner Construction Contingency	\$84,700		\$89,715
Non-Taxable Items	\$0		\$0
Sales Tax	\$177,883	Sales Tax Escalated	\$188,053
Construction Subtotal	\$1,956,583	Construction Subtotal Escalated	\$2,068,441

Equipment			
Equipment	\$250,000		
Sales Tax	\$25,000		
Non-Taxable Items	\$0		
Equipment Subtotal	\$275,000	Equipment Subtotal Escalated	\$291,280

Artwork			
Artwork Subtotal	\$14,476	Artwork Subtotal Escalated	\$14,476

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$54,126		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$54,126	Project Administration Subtotal Escalated	\$57,331

Other Costs			
Other Costs Subtotal	\$35,000	Other Costs Subtotal Escalated	\$36,470

Project Cost Estimate			
Total Project	\$2,760,708	Total Project Escalated	\$2,909,651
		Rounded Escalated Total	\$2,910,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$70,000				\$70,000
Consultant Services					
Consultant Services Subtotal	\$371,653				\$371,653
Construction					
Construction Subtotal	\$2,068,441				\$2,068,441
Equipment					
Equipment Subtotal	\$291,280				\$291,280
Artwork					
Artwork Subtotal	\$14,476				\$14,476
Agency Project Administration					
Project Administration Subtotal	\$57,331				\$57,331
Other Costs					
Other Costs Subtotal	\$36,470				\$36,470
Project Cost Estimate					
Total Project	\$2,909,651	\$0	\$0	\$0	\$2,909,651
	\$2,910,000	\$0	\$0	\$0	\$2,910,000
Percentage requested as a new appropriation			0%		

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	\$50,000				
Pre-Site Development	\$20,000				
Other					
Insert Row Here					
ACQUISITION TOTAL	\$70,000		NA	\$70,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$15,000			
Environmental Analysis	\$10,000			
Predesign Study	\$0			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$25,000	1.0362	\$25,905	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$183,605			69% of A/E Basic Services
Other	\$0			
Insert Row Here				
Sub TOTAL	\$183,605	1.0391	\$190,784	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$15,000			
Commissioning	\$5,000			
Site Survey	\$10,000			
Testing	\$2,500			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$32,500	1.0391	\$33,771	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$82,489			31% of A/E Basic Services
HVAC Balancing	\$15,000			
Staffing	\$0			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$97,489	1.0592	\$103,261	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$16,930			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$16,930	1.0592	\$17,932	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$355,523	\$371,653

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$10,000				
G20 - Site Improvements	\$25,000				
G30 - Site Mechanical Utilities	\$50,000				
G40 - Site Electrical Utilities	\$50,000				
G60 - Other Site Construction	\$50,000				
Other	\$0				
Insert Row Here					
Sub TOTAL	\$185,000		1.0420	\$192,770	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation	\$25,000				
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$25,000		1.0420	\$26,050	
3) Facility Construction					
A10 - Foundations	\$75,000				
A20 - Basement Construction	\$0				
B10 - Superstructure	\$0				
B20 - Exterior Closure	\$100,000				
B30 - Roofing	\$50,000				
C10 - Interior Construction	\$150,000				
C20 - Stairs	\$0				
C30 - Interior Finishes	\$100,000				
D10 - Conveying	\$35,000				
D20 - Plumbing Systems	\$50,000				
D30 - HVAC Systems	\$350,000				
D40 - Fire Protection Systems	\$0				
D50 - Electrical Systems	\$150,000				
F10 - Special Construction	\$50,000				
F20 - Selective Demolition	\$25,000				
General Conditions	Incl. above				
Other Direct Cost	\$50,000				
Insert Row Here					
Sub TOTAL	\$1,185,000		1.0592	\$1,255,152	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$1,395,000			\$1,473,972	
	<i>\$108</i>			<i>\$114 per GSF</i>	

5a) GCCM Risk Contingency			
GCCM Risk Contingency	\$20,000		
Other	\$0		
Insert Row Here			
Sub TOTAL	\$20,000	1.0592	\$21,184
5b) GCCM Costs			
GCCM Fee	\$279,000		
Bid General Conditions	\$0		
GCCM Preconstruction Services	\$0		
Other	\$0		
Insert Row Here			
Sub TOTAL	\$279,000	1.0592	\$295,517
6) Total Cost of Construction (TCC)			
TCC Sub TOTAL	\$1,694,000		\$1,790,673
	\$131		\$138 per 0
7) Owner Construction Contingency			
Allowance for Change Orders	\$84,700		
Other	\$0		
Insert Row Here			
Sub TOTAL	\$84,700	1.0592	\$89,715
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0592	\$0
9) Sales Tax			
Sub TOTAL	\$177,883		\$188,053
CONSTRUCTION CONTRACTS TOTAL	\$1,956,583		\$2,068,441

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$200,000				
E20 - Furnishings					
F10 - Special Construction	\$50,000				
Other					
Insert Row Here					
Sub TOTAL	\$250,000		1.0592	\$264,800	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0592	\$0	
3) Sales Tax					
Sub TOTAL	\$25,000			\$26,480	
EQUIPMENT TOTAL					
	\$275,000			\$291,280	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$14,476				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	\$0				
Insert Row Here					
ARTWORK TOTAL	\$14,476		NA	\$14,476	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services	\$54,126				
Other	\$0				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$54,126		1.0592	\$57,331	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$10,000				
Hazardous Material Remediation/Removal	\$25,000				
Historic and Archeological Mitigation	\$0				
Other	\$0				
Insert Row Here					
OTHER COSTS TOTAL	\$35,000		1.0420	\$36,470	

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C-100(2024)
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>

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026
Project Class: Preservation
Agency Priority: 3

Project Summary

Minor works preservation projects for agency campus located in Burien.

Project Description

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

This minor works request includes 13 minor works preservation projects that address issues which will help in preserving state facilities, enhance safety of students staying in dorms on campus, address ADA issues, and address heating and cooling issues.

- Minor works projects include:
- Shooting range roof replacement.
- Dorm 2 heat pumps installation.
- Dormitory security upgrades.
- Olympic Building roof replacement.
- Concrete walkway repairs.
- Parking lot and asphalt repair.
- Mock City cooling.
- Modular building heating, ventilation, and air conditioning units.
- HVAC control upgrades.
- Virtual training room HVAC.
- Campus buildings exterior painting.
- Campus ADA upgrades.
- Target system replacement.

Specifics relating to each of the 13 minor works projects are included in the sub-project decision packages for each of these items.

2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup.

This request will address the 13 minor works projects listed above and provide a safe and comfortable learning environment for students and working environment for staff.

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

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Project Number: 40000025

Project Title: Omnibus Minor Works

Description

This request would address the 13 minor works projects listed above by providing the required funding to enter into contracts with vendors to provide the required services address each of the 13 issues and projects identified.

Specifics related to each minor works project are included in the narrative for each of the 13 individual sub-projects.

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

The minor works projects on this list are for items that need to be addressed in order to provide a safe and appropriate working and learning environment. Not addressing these issues can lead to emergency repairs.

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

WSCJTC staff, students, and visitors will be impacted by these minor works requests by providing a safe and appropriate working and learning environment.

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

This project does not include any non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. These minor works projects will provide a safe and appropriate working and learning environment for agency staff and law enforcement students.

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

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Description

These minor works projects do not include funding for any information technology related costs.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

These minor works projects are not linked to the Puget Sound Action Agenda.

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

The minor works projects that relate to the replacement of Heating, Ventilation, and Air Conditioning will help reduce carbon pollution by providing new energy efficient HVAC units.

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

The minor works projects included in this request directly support the training of law enforcement officers to provide peace officer services throughout the state for all communities.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay.

13. Is there additional information you would like decision makers to know when evaluating this request?
No.

14. REAPPROPRIATION: If the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed. This project is not related to a reappropriation.

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

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Project Title: Omnibus Minor Works

Description

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	3,990,000				3,990,000
	Total	3,990,000	0	0	0	3,990,000
			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

There are no expected significant ongoing operating impacts related to this request as the projects are all one-time.

SubProjects

SubProject Number: 40000026

SubProject Title: Shooting Range Roof Replacement

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000026

SubProject Title: Shooting Range Roof Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Replacement of existing roof overlay on firing range building.

Project Description

Project Description

Replace roof system on shooting range building.

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

The Shooting Range building rooftop consisting of 7,800 sq ft of area, is over 30 years old, and past its life expectancy. The Shooting Range building, which serves as the only WSCJTC owned indoor shooting range in the immediate area for law enforcement training, needs repair and refurbishing of the rooftop before an inevitable emergency repair/replacement request to address health and safety concerns of the agency staff, students, and visitors is needed. There are soft spots, cracks, and leaks in the existing rooftop that we have patched over the years, yet these temporary fixes do little to address energy efficiency and longer-term health and safety considerations for the building and occupants. WSCJTC is requesting to fund a project to prepare the current rooftop and install a complete Carlisle membrane system over the existing roof structure on the agency's Shooting Range building. The life expectancy for this cost efficient and clean building performance initiative is 20 years providing ample time for the agency to meet strategic plans, future missions, and goals.

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

This project will address the safety issues and concerns, ensure health and wellness of occupants, and meet state sustainability initiatives through energy preservation. This project can be done in 3 phases- removal of existing rooftop components, supply and installation of new membrane and supporting components, and cleanup of area. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$119,850 with WSST included).

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

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000026

SubProject Title: Shooting Range Roof Replacement

The project will address overdue repair and refurbishing of the Shooting Range building rooftop before more costly repair/replacement to address health and safety concerns of the agency staff, students, and visitors is needed. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency’s facilities department has conducted reoccurring inspections and patchwork on failing rooftop areas over the past 10 years. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief all users who are consistently on our campus throughout each fiscal year.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the health and safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit from this upgrade as WSCJTC consistently supports advanced training, recertification for firearms, and adjacent agency support for firearms qualifications and recertification requirements.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000026

SubProject Title: Shooting Range Roof Replacement

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

This project helps contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency through the installation of a new roof membrane which will reduce the amount of energy loss from HVAC systems due to an aging and inefficient rooftop membrane on the Shooting Range building in its present state.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project would not be eligible for a direct pay tax credit.

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

This project is needed to improve safety, sustain critical infrastructure, and safeguard the wellness of occupants. It will

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SubProjects

SubProject Number: 40000026

SubProject Title: Shooting Range Roof Replacement

enhance our relationship with the community and other government entities promoting stewardship of state resources.

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

This project is not related to a reappropriation.

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

This project is not related to the Governor’s Salmon Strategy.

Proviso

None

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts related to this project.

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	120,000				120,000
	Total	120,000	0	0	0	120,000

Future Fiscal Periods

	Account Title	2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000026

SubProject Title: Shooting Range Roof Replacement

Narrative

This project is for the replacement of the existing roofing system and will have no operating impact.

SubProject Number: 40000027

SubProject Title: Dorm 2 Heat Pumps intallation

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000027

SubProject Title: Dorm 2 Heat Pumps intallation

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Replace existing boiler heating system with heat pumps to provide modern energy efficient heating and cooling system to dorm building occupied by law enforcement students while attending mandated basic training.

Project Description

Project Description

Replace dorm boiler heating system with heat pumps to replace antiquated system and add air conditioning to the building. This will provide heating and cooling for both common areas and dorm rooms in the building.

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

Our agency's Dorm #2 (Madrona Hall) relies on an antiquated radiated heat system drawn from an aging and costly boiler system that is not energy efficient to produce heat only for common areas and dorm rooms. There is no air conditioning in this dorm and no way of effectively regulating environmental heating and cooling. The current systems WSCJTC is reliant on to provide a healthy and safe environment for the agency's students who reside in Dorm #2 is inadequate. Dorm #2 has 26 individual rooms with base board heating and no air conditioning. The three common areas of Dorm #2 have individually ducted heating units and no air conditioning. WSCJTC has requested a proposal to install individual PTHP units for each dorm room and a Ductless Split Heat Pump for each of the three common areas to improve the health and safety of our occupants who reside in Dorm #2 (Madrona Hall).

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

This project will furnish and install heating and cooling systems for all dorm rooms and common areas making up the WSCJTC Dorm #2 (Madrona Hall) footprint. For each of the 26 dorm rooms, furnish and install a single 9,000 Btu, 115 VAC, through the wall PTHP (heating and cooling). These PTHP units will have an 8' electrical whip that will plug into the existing 115 VAC electrical outlet closest to the exterior wall. The PTHP units will be installed under each dorm room's window. Wall penetrations will be included in this proposal. Each PTHP will have its own internal temperature control. For each of the three common areas, furnish and install a 5-ton Ductless Split Heat Pump with two 2.5-ton Wall Hung Indoor Units. Outdoor units will be on ground pads, with insulated refrigerant line sets connected to the indoor units. These line sets will be run behind

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000027

SubProject Title: Dorm 2 Heat Pumps intallation

walls where possible, and surface mounted otherwise. New power circuits will be run to each outdoor unit, and subsequently to each indoor unit. Each indoor head will have its own wireless wall mounted temperature control. Condensate pumps will be provided and installed for each indoor unit. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. Additional scope of work includes all labor and materials. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$298,840 with WSST included + 10% markup for inflation from previous year's quote).

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

This project will provide WSCJTC with the installation of a current and reliable source of climate control for the Dorm #2 Madrona building, one of only two existing dormitories on our agency's campus. This proposal will comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training and in their off-duty time. Taking no action will result in possible future expenditures to repair or replace training equipment and facilities that staff, students, and adjacent agencies depend on to fulfill mission and operational requirements.

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

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will install energy efficient HVAC equipment for a critical life sustainment area on our agency's campus and abide with established State and Federal regulations.

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

This project does not utilize non-state funding.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000027

SubProject Title: Dorm 2 Heat Pumps intallation

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught and experience a healthy quality of life while residing on the WSCJTC campus. Currently, the lack of a cooling system and insufficient heating system struggles to keep a consistent comfortable environment for training work, and recovery periods.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to eliminate the use of obsolete and aging HVAC equipment, reduce WSCJTC carbon footprint, save energy, and lower maintenance costs.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000027

SubProject Title: Dorm 2 Heat Pumps intallation

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the direct pay tax credit.

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

This project needs to be funded so WSCJTC meets or exceeds State and Federal mandates on the use of energy efficient HVAC systems, to ensure a comfortable training environment, and sustain health and safety standards for agency occupants.

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

This project is not related to a reappropriation.

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

This project is not related to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000027

SubProject Title: Dorm 2 Heat Pumps intallation

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	299,000				299,000
	Total	299,000	0	0	0	299,000
		<u>Future Fiscal Periods</u>				
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

It is not expected that the upgrade of the heating system and addition of air conditioning will have a significant operating impact.

SubProject Number: 40000028

SubProject Title: Dormitory Security Upgrades

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000028

SubProject Title: Dormitory Security Upgrades

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Installation of Wi-Fi enabled key locks for the two dormitory buildings located on the Burien campus.

Project Description

Project Description

This project is for the installation of WiFi enabled key locks for the two dormitory buildings located on the agency Burien campus. The dormitories house law enforcement students while attending mandated training.

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

The WSCJTC Madrona and Evergreen dormitories are existing structures located on the agency's Burien campus and were originally constructed in 1991 and 1996 respectively. The current state of the Madrona and Evergreen dormitories external access doors and individual dormitory rooms are not to agency standard concerning physical security requirements and are accessible through a push-pin cypher lock and standard key set. This antiquated approach to door security does not meet physical security requirements and is costly over time due to high volume, resident turn-over, and the potential for security breaches should outside door key access combinations or standard key sets for rooms become compromised. Security and technology upgrades are needed to ensure the health and welfare of student occupants who reside in on-campus housing during their time in training. Given the increased amount of classes WSCJTC supports in a Fiscal Year, and the amount of transitions between classes and student occupancy in the campus dormitories this security upgrade is of much importance in reinforcing longevity of operations and training.

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

This project will address the immediate and potential emergent safety concerns regarding dormitory access for our WSCJTC staff, students, and visitors. A total of forty-seven (47) WiFi cypher locks and supporting technological architecture for the security system will support both the WSCJTC Madrona and Evergreen dormitory security upgrade needs. Breakout includes the following: Dorm 3 – Seventeen (17) exterior doors to the individual dorm rooms; Dorm 2 – twenty-six (26) interior doors and four (4) exterior doors. This project can be done in two phases- design, build. All phases are included in the request. Preferred and agreed upon method of payment for this project is progress payment. The project can start July 1, 2026, and

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000028

SubProject Title: Dormitory Security Upgrades

end by June 30, 2027. See attached estimate for a detailed cost outline, (\$151,257 with WSST included + 10% markup for inflation from previous year's quote).

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

This project will address the immediate safety concern identified herein, improve community relations, enhance secure access for critical infrastructure, preserve health, and improve occupant morale. Not acting will increase the likelihood of significant reportable incidents with the potential for major implications to the agency at large, and stifle training initiatives mandated by the State of Washington.

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

The current alternatives we have explored are to maintain a comprehensive key control program and provide strict adherence to maintaining common access codes to those involved with the agency. Even with these policies and procedures in place, there are vulnerabilities with the current system which require emergency work order requests to resolve lost or stolen physical keys, and common changing of push-pin cypher codes when pass protection is compromised. This process is time consuming and costs significant resources to maintain its status. Cheaper security measures were explored via commercial off the shelf alternatives, however without proprietary systems such as ADT there are potential cyber and hacking vulnerabilities.

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

The WSCJTC student occupants and visitors will be directly impacted. It will enhance safety measures and would garner more trust from adjacent agencies and the community in which the campus resides.

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

This project does not utilize non-state funding.

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

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000028

SubProject Title: Dormitory Security Upgrades

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

No, this project does not contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency.

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

This proposal has a positive impact on all communities by providing safe conditions to students and guests who use the campus for dwelling, attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000028

SubProject Title: Dormitory Security Upgrades

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

This project is needed to improve safety, access, and physical security requirements. It will enhance our relationship with the community at large, garner trust, and broker confidence with other government entities.

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This project has no growth management impacts.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	151,000				151,000
	Total	151,000	0	0	0	151,000

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000028

SubProject Title: Dormitory Security Upgrades

	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

There are no significant operating impacts related to this project.

SubProject Number: 40000029

SubProject Title: Olympic Building Roof Replacement

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000029

SubProject Title: Olympic Building Roof Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Roof overlay retrofit of the Olympic Building located on the agency Burien campus.

Project Description

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

The Olympic building rooftop consisting of 27,100 sq ft of area, is over 30 years old, and past its life expectancy. The Olympic building, which serves as one of two WSCJTC campus education and administration buildings, needs repair and refurbishing of the rooftop before an inevitable emergency repair/replacement request to address health and safety concerns of the agency staff, students, and visitors is needed. There are soft spots, cracks, and leaks in the existing membrane that we have patched over the years, yet these temporary fixes do little to address energy efficiency and longer-term health and safety considerations for the building and occupants. WSCJTC is requesting to fund a project to prepare the current rooftop and install a complete Carlisle membrane system over the existing roof structure on the agency's Olympic building. The life expectancy for this cost efficient and clean building performance initiative is 20 years providing ample time for the agency to meet strategic plans, future missions, and goals.

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

This project will address the safety issues and concerns, ensure health and wellness of occupants, and meet state sustainability initiatives through energy preservation. This project can be done in 3 phases- removal of existing rooftop components, supply and installation of new membrane and supporting components, and cleanup of area. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$420,965 with WSST included + 10% for inflation from 2023 proposal).

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

The project will address overdue repair and refurbishing of the Olympic building rooftop before more costly repair/replacement to address health and safety concerns of the agency staff, students, and visitors is needed. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000029

SubProject Title: Olympic Building Roof Replacement

unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency's facilities department has conducted reoccurring inspections and patchwork on failing rooftop areas over the past 10 years. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each fiscal year.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the health and safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000029

SubProject Title: Olympic Building Roof Replacement

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions. 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project helps contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency through the installation of a new roof membrane which will reduce the amount of energy loss from HVAC systems due to an aging and inefficient rooftop membrane on the Olympic building in its present state.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay Tax Credit.

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

This project is needed to improve safety, sustain critical infrastructure, and safeguard the wellness of occupants. It will enhance our relationship with the community and other government entities promoting stewardship of state resources.

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000029

SubProject Title: Olympic Building Roof Replacement

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	421,000				421,000
	Total	421,000	0	0	0	421,000

Acct Code	Account Title	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

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000029

SubProject Title: Olympic Building Roof Replacement

Narrative

The replacement of the Olympic Building roof has no expected operating impact.

SubProject Number: 40000030

SubProject Title: Concrete Walkway Repairs

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000030

SubProject Title: Concrete Walkway Repairs

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Repair, reseal concrete walkway surfaces on the agency Burien campus.

Project Description

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

The WSCJTC Burien main campus concrete walkway surfaces are over 50 years old as part of the original structure. They are in dire need of repair and refurbishing. There is significant erosion, concrete breakup, and cracks that we have continually patched over the years. A safety concern from occupants is repeatedly brought up, as a general safety WSCJTC is requesting to fund a project to remove risk areas, replace, repair, and reseal walkways throughout the Burien campus. The status of concrete walkways presents significant health and safety risks, and there have been a few incidents where occupants have either slipped, tripped, or fallen due to the current state of the walkways.

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

This project will address the safety issues and concerns, allow more visibility, identify spaces, correct water runoff and drainage. This project can be done in 3 phases- courtyard area, memorial area, walkway sections from building to building. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$369,000 with WSST included + 10% for inflation from 2023 proposal).

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

The project will address the safety concern, community relations, improve flow, visible signage, improve water flow and drainage, improve occupant morale, increase safety. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000030

SubProject Title: Concrete Walkway Repairs

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency's facilities department has repaired walkways and joints throughout the campus over the previous two biennia. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each FY. Further, it insulates our agency from potential liability and unacceptable risk.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000030

SubProject Title: Concrete Walkway Repairs
Instructions.

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

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

No, this project does not contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency.

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

This proposal has a positive impact on all communities by providing safe conditions to students and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to improve safety, trafficability, and water runoff. It will enhance our relationship with the community and other government entities.

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

This project is not related to a reappropriation.

15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a

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SubProjects

SubProject Number: 40000030

SubProject Title: Concrete Walkway Repairs

salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	369,000				369,000
	Total	369,000	0	0	0	369,000

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

There are no operating impacts related to this project to repair walkways.

SubProject Number: 40000031

SubProject Title: Parking lot and asphalt repair

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000031

SubProject Title: Parking lot and asphalt repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Repair and reseal of parking lots.

Project Description

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

The parking lots impervious surface are over 50 years old as part of the original structure. They are in dire need of repair and refurbishing. There are soft spots and cracks that we have patched over the years. A safety concern from occupants is repeatedly brought up, as a general safety WSCJTC is requesting to fund a project to repair, reseal and paint curbs, parking spaces, crossing, handicapped markings, signs, campus directional signs, and lane markings for emergency service vehicles.

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

This project will address the safety issues and concerns, allow more visibility, identify spaces, correct water runoff and drainage. This project can be done in 3 phases- Main Lot and 4 entrances, Student row and Back lot, Facilities side yard and mock city lot. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$211,943 with WSST included + 10% for inflation from 2023 proposal).

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

The project will address the safety concern, community relations, improve flow, visible signage, improve water flow and drainage, improve occupant morale, increase safety. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds.

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000031

SubProject Title: Parking lot and asphalt repair

Our agency's facilities department has repaired sink holes as big as 600 sq ft and as small as 2 sq ft. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each FY.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000031

SubProject Title: Parking lot and asphalt repair

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

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

No, this project does not contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency.

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

This proposal has a positive impact on all communities by providing safe conditions to students and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to improve safety, visibility, and water runoff. It will enhance our relationship with the community and other government entities.

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

This project is not related to a reappropriation.

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

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Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000031

SubProject Title: Parking lot and asphalt repair

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	212,000				212,000
	Total	212,000	0	0	0	212,000

Future Fiscal Periods

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

Operating Impacts

No Operating Impact

Narrative

There are no operating impacts related to repair of the parking lots.

SubProject Number: 40000032

SubProject Title: Mock City Cooling

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000032

SubProject Title: Mock City Cooling

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Addition of cooling equipment for the Mock City training building existing heating system.

Project Description

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

Our agency's Mock City training facility has two heating systems for the individual rooms located above the ceiling next to each other. SFG-1, a Reznor 250,000 Btu Duct Furnace, & SFG-2, a Lennox 80% 1-stage 75,000 Btu Horizontal Furnace. A proposal to replace SFG-2, as well as the addition of a cooling coil and condensing unit for each heating system has been requested by WSCJTC. The Condensing Units are to be located inside the cyclone fence cage area. Replace existing thermostat type controls with like kind. New concrete housekeeping pad for Condensing Units will be required. A proposal to replace and upgrade these units and ancillary systems is requested by WSCJTC to improve the health and safety of our occupants.

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

This project will furnish and install a custom 3-circuit cooling coil and three 4-ton, 15 SEER Carrier single stage Condensing Units and install a new thermostat. Replace SFG-2 with a Carrier 80% (to use existing exhaust flue), 2-stage, 70,000 Btu Horizontal Multi-Position Gas Furnace. A 4-ton, 15 SEER Carrier single stage Condensing Unit and "N" Coil will be added/installed to provide cooling for this ductwork circuit. Insulated refrigerant linesets will be run through the attic space, through an exterior wall and into the fenced area where the condensing Units will be located. Power circuits for all new Condensing Units will be run from power distribution panel inside the building. Existing supply and return ductwork will be reused with duct transitions as necessary. Mixing boxes/Economizers will not be installed if they are not currently installed. A concrete housekeeping pad, up to 100 sq. ft. will be provided for the four new condensing units. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. Additional scope of work includes all labor and materials. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$194,428 with WSST included + 10% for inflation from 2023 proposal).

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

This project will provide WSCJTC with the installation of a current and reliable source of climate control for the Mock City

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000032

SubProject Title: Mock City Cooling

building, our premiere training location on the agency's campus, and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training. Taking no action will result in possible future expenditures to repair or replace training equipment and facilities that staff, students, and adjacent agencies depend on for consistent training.

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

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will upgrade old HVAC units that are past their useful life expectancy and are not energy efficient per business standards established by State and Federal regulations, nor do they provide cooling an ever-increasing warming environment during the spring and summer months.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught. Currently, the lack of a cooling system and insufficient heating system struggles to keep a consistent comfortable environment to training and work.

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

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SubProjects

SubProject Number: 40000032

SubProject Title: Mock City Cooling

addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to eliminate the use of obsolete and aging HVAC equipment, reduce WSCJTC carbon footprint, save energy, and lower maintenance costs.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project would need to be funded so WSCJTC meets or exceeds State and Federal mandates on the use of energy efficient HVAC systems, to ensure a comfortable training environment, and sustain health and safety standards for agency occupants.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000032

SubProject Title: Mock City Cooling

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	194,000				194,000
	Total	194,000	0	0	0	194,000

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

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000032

SubProject Title: Mock City Cooling

Narrative

There are no anticipated significant operating impacts from this request.

SubProject Number: 40000033

SubProject Title: Modular Building Heating, Ventilation, and Air-Cooling Units

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000033

SubProject Title: Modular Building Heating, Ventilation, and Air-Cooling Units

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Replacement of Crisis Intervention Training modular building heating, ventilation, and air-cooling units.

Project Description

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

The agency CIT Cedar modular building currently supplies environmental cooling and heating via two Bard HVAC units. Both units are 2 and 4-ton Heat Pumps that are housed on the exterior south wall of the building. Both Bard units were manufactured in 2007 (15 + years ago). A proposal to replace these units is requested by WSCJTC.

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

This project will replace the 2 and 4-ton Bard Heat Pumps with like kind and size Bard Heat Pumps and supplemental heat strips that will fit to wall mounting brackets on the building. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. Additional scope of work includes labor and materials to disconnect power, control and unit from building, and remove both Bard HVAC units. Dispose of HVAC units per EPA guidelines. Furnish, install, hang new 2 and 4-ton Bard HVAC units on existing brackets. Reconnect power and control. Start-up and test. The project can start July 1, 2026, and end not later than June 30, 2027. See attached estimate for a detailed proposal and cost outline + 10% for inflationary costs incorporated into this request, (\$44,834 with WSST included + 10% for inflation from 2023 proposal).

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

This project will provide WSCJTC with the installation of a current and reliable source of climate control for the CIT Modular building on the agency's campus, and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training. Taking no action will result in unnecessary staff support to consistently provide repairs and environmental adjustments to the space, and possible future expenditures to repair or replace the current HVAC equipment that staff, students, and adjacent agencies depend on for perpetual training.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000033

SubProject Title: Modular Building Heating, Ventilation, and Air-Cooling Units

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

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will replace old HVAC units that are past their useful life expectancy and are not energy efficient per business standards established by State and Federal regulations.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught. Currently, the heating and cooling system struggles to keep a consistent comfortable environment for training and work.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure

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SubProjects

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SubProject Title: **Modular Building Heating, Ventilation, and Air-Cooling Units**

and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal mandates to eliminate the use of obsolete and aging HVAC equipment, reduce WSCJTC carbon footprint, save energy, and lower maintenance costs.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is highly recommended for funding so that WSCJTC meets or exceeds State and Federal mandates on the use of energy efficient HVAC systems, to ensure a comfortable training environment, and sustain health and safety standards for agency occupants and the community at large.

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

This request is not related to a reappropriation.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000033

SubProject Title: Modular Building Heating, Ventilation, and Air-Cooling Units

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropr
057-1	State Bldg Constr-State	45,000				45,000
	Total	45,000	0	0	0	45,000

		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

There are no anticipated significant operating impacts related to replacing the existing HVAC units for the modular building.

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Project Number: 4000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 4000034

SubProject Title: HVAC Control Upgrades

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000034

SubProject Title: HVAC Control Upgrades

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Upgrade of HVAC controls for the agency's Burien campus.

Project Description

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

The Washington State Criminal Justice Training Commission's (WSCJTC) eight (8) facilities are managed through a centralized HVAC control room located in the campus' Cascade building. This proposal would provide the opportunity to upgrade the agency's existing building controls to a more modernized system that enables environmental monitoring and self-regulation, real time HVAC performance data, and energy efficiency benchmarking as part of the upcoming Washington State Clean Buildings mandate going into effect for our agency not later than 2027. The opportunity addressed includes replacing WSCJTC's existing Siemens TEC field controllers throughout the campus that includes buildings: Cascade, Olympic, Facilities Warehouse, Madrona Hall, Evergreen Hall, and Cedar Modular, Shooting Range Complex, and Mock City Training Complex. It is recommended to replace all the existing field TEC's with the latest, more powerful generation Siemens DXR Room Automation Station. All existing communication wiring will remain and be re-used. This upgrade will also replace existing room sensors with new room sensors with display. Pricing assumes all existing control enclosures, sensors and devices will be re-used. All logic, sequences, setpoints, and programming will migrate from the existing TEC controllers to the new DXR controllers and be visible and adjustable from the existing front-end graphical Workstation. An alternate add option has been included for continuous commissioning and building analytics for the upcoming Washington State Clean Buildings mandate. Vendor Smart Building Services offering satisfies the requirements to comply with this mandate.

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

This project upgrade includes specified controls, wiring, graphics, software, programming, submittals, engineering, as built documentation, customer training and warranty based on controls drawings and screen shots of the existing front-end provided by customer. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$351,174 - this cost includes Base Scope and One-Time Set-Up Cost Smart Building Services pricing with WSST + 10% markup for inflation from previous year's quote).

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000034

SubProject Title: HVAC Control Upgrades

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

This project will allow WSCJTC the installation of the most current and relevant HVAC controls technology and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training, and lower overall HVAC system maintenance costs. Taking no action will result in possible future expenditures to repair or replace the HVAC control room systems that staff, students, and adjacent agencies depend on for consistent training and operations.

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

There are no other alternatives to explore at present, the proprietary system currently in use has served the agency HVAC controls room for a period of over five (5) years at present. To not conduct an upgrade during this window of opportunity would lead to maintaining the status quo, and ultimately cause the agency to rely on an antiquated building controls system with anticipated operating shortfalls and added maintenance costs due to obsolescence.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will preserve critical training systems for recruits and enhance the agency's mission and goals.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by enhancing critical environmental controls technology and a training

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SubProjects

SubProject Number: 40000034

SubProject Title: HVAC Control Upgrades

environment in which recruits can focus on what they are being taught. The current building controls are not adequate to reach state compliance requirements for the agency by 2027.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to ensure compliance with EPA and state executive orders regarding energy efficiency, while reducing WSCJTC carbon footprint, energy savings, and lowering maintenance costs with latest HVAC compliant controls system upgrades.

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

This project will meet the State and Federal requirements on building energy consumption and regulation which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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SubProjects

SubProject Number: 40000034

SubProject Title: HVAC Control Upgrades

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

This project is needed to support the agency’s mission and goals, and to sustain training for recruits to achieve an overall end state of preserving our Washington state community’s safety and security.

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	351,000				351,000
	Total	351,000	0	0	0	351,000

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000034

SubProject Title: HVAC Control Upgrades

	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

There are no ongoing operating budget impacts from this project.

SubProject Number: 40000035

SubProject Title: Virtual Training Room HVAC

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000035

SubProject Title: Virtual Training Room HVAC

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Installation of HVAC system for Mock City virtual training room.

Project Description

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

The Virtual Training Room is organic to the Mock City Training Facility as a part of the Washington State Criminal Justice Training Commission (WSCJTC) campus. The Virtual Training Room is a high demand training asset required to support the agency's Basic Training Division, Advanced Training Division, along with adjacent LE agencies throughout Western Washington State. The need for a climate-controlled environment for this training room is due to preservation and longevity efforts in support of a significant amount of electronics and processing systems that can accommodate a class size of up to 40 students per iteration of use for the virtual trainer. Given the increased temperatures in Western Washington during the spring and summer months, an HVAC system installed to support the Virtual Training Room would prolong the operational life of the agency's virtual trainer and mitigate the effects of increased demand on the system given the number of additional classes WSCJTC supports in a Fiscal Year, (now up to 21 classes in FY24). The Virtual Training Room is a critical component of the agency's mission in reinforcing training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge, skills, and abilities to safely protect the communities they serve.

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

This project will allow WSCJTC the installation of air conditioning for the Mock City Virtual Training Room and comply with State and Federal requirements. The installation of a 5-ton Mitsubishi Ductless Split System with three 2-ton Wall Hung heads. The outdoor unit will hang on the west exterior wall. The indoor heads will mount on the North, West, and East walls inside the training room. Power will derive from the electrical panel inside the Mock City West man door. All indoor heads will be controlled by a single wired wall mount thermostat. Condensate will be pumped outside. Outdoor unit will have secondary pan with condensate drain to ground level. The system will not be connected to the campus Building Automation System. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$67,529 with WSST included + 10% for inflation from 2023 proposal).

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

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Report Number: CBS002

Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000035

SubProject Title: Virtual Training Room HVAC

This project will allow WSCJTC the installation of air conditioning for the Mock City Virtual Training Room and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training, and lower Virtual trainer system maintenance costs. Taking no action will result in possible future expenditures to repair or replace the Virtual training equipment that staff, students, and adjacent agencies depend on for consistent training.

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

Other alternatives explored included leveraging operating budget funds to conduct construction, electrical, and installation of a portable wall-mounted unit, however the resources required to complete this project would severely degrade the agency's ability to conduct routine, preventative, and emergent maintenance operations in support of daily operations. In addition, commercial off the shelf HVAC systems would not suffice to adequately cool the Virtual Trainer system and components.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will preserve critical training systems for recruits and enhance the agency's mission and goals.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by preserving critical mission technology and a training environment in which recruits can focus on what they are being taught. Currently, there is no cooling system in support of our Virtual Training Room.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000035

SubProject Title: Virtual Training Room HVAC

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to ensure compliance with EPA and state executive orders regarding energy efficiency, while reducing WSCJTC carbon footprint, energy savings, and lowering maintenance costs with latest HVAC compliant system upgrades.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000035

SubProject Title: Virtual Training Room HVAC

This project is needed to support the agency’s mission and goals, and to sustain training for recruits to achieve an overall end state of preserving our Washington state community’s safety and security.

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This project has no growth management impacts.

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	68,000				68,000
	Total	68,000	0	0	0	68,000

Future Fiscal Periods

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

Operating Impacts

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000035

SubProject Title: Virtual Training Room HVAC

No Operating Impact

Narrative

This project is anticipated to not have a significant operating impact.

SubProject Number: 40000036

SubProject Title: Campus Buildings Exterior Painting

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000036

SubProject Title: Campus Buildings Exterior Painting

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Exterior painting of eight buildings located at the agency's Burien campus.

Project Description

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

The WSCJTC campus consists of eight buildings with a combined usable square footage of 160,000 square feet. When accounting for the exterior square footage space that would need exterior paint that area is over 180,000 square feet. This proposal would support an exterior paint project that would rehabilitate aging building exteriors and preserve components against weathering and elements over the span of up to ten years. The current status of all exterior buildings is drab, presents as weathered, and dilapidated to all who inhabit the campus. These eight building exteriors have not received exterior paint for a period of 20 years. The last two exterior paint projects conducted in 2003 were for the Dorm 3 (Evergreen) building and the Indoor Shooting Range Complex. The WSCJTC remaining six buildings did not receive any exterior paint attention. Not conducting this preservation project will present compounded infrastructure repairs and emergency maintenance projects over time as proper sealing of building exteriors through paint, sealing, and caulking of doors and window exteriors is essential to preserving materials that make up any building (whether it be exterior brick and mortar, siding, wood, etc).

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

This project will address the exterior building preservation concerns, ensure health and wellness of occupants, and meet state sustainability initiatives through infrastructure and energy preservation. This project can be done in 3 phases- preparation of exteriors of campus buildings, painting of all campus building exteriors, and cleanup of areas. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$1,123,000 with WSST included).

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

The project will address overdue preservation project efforts concerning all building exteriors on the WSCJTC Burien campus

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000036

SubProject Title: Campus Buildings Exterior Painting

before more costly repair/replacement to address health and safety concerns of the agency staff, students, and visitors is needed. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent preservation work through power washing, patching of exterior areas, and some limited painting projects with existing internal operating funds and limited staff. It would be costly, ineffective, and inefficient to continue to do limited preservation work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each fiscal year.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing preservation and health and safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit from this upgrade as WSCJTC consistently supports advanced training, recertification for firearms, and adjacent agency support for forums, qualifications, and recertification requirements.

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

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addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project helps contribute to statewide goals to preserve state owned facilities in order to enable agency missions.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay Tax Credit.

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

This project is needed to improve safety, sustain critical infrastructure, and safeguard the wellness of occupants. It will enhance our relationship with the community and other government entities promoting stewardship of state resources.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000036

SubProject Title: Campus Buildings Exterior Painting

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,123,000				1,123,000
	Total	1,123,000	0	0	0	1,123,000

Future Fiscal Periods

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

Operating Impacts

No Operating Impact

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000036

SubProject Title: Campus Buildings Exterior Painting

Narrative

The exterior painting of buildings at the Burien campus will have no operating impact.

SubProject Number: 40000037

SubProject Title: Campus ADA Upgrades

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000037

SubProject Title: Campus ADA Upgrades

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Elevator upgrade and installation of a wheelchair lift for the auditorium stage to meet ADA requirements.

Project Description

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

The Washington State Criminal Justice Training Commission's (WSCJTC) aging facilities have not kept pace with OSHA, WISH L&I/DOSH, EPA, ADA, and all other AHJ requirements. In order to remediate these issues, the agency has taken a pragmatic approach to address areas where there are health and safety along with code and liability risks. The WSCJTC has two main administrative and training buildings that are in need of updates to meet ADA requirements. Specifically, the Cascade building which is the largest facility on campus is in dire need of a modernization effort to its one operating elevator. WSCJTC also requests a wheelchair lift be installed for the auditorium stage. By granting this request the agency will be better served to meet ADA and state code requirements, limit liability concerns, promote health and safety, and promote DEI initiatives.

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

This project upgrade includes modernization of an aging and sole operating elevator and support the installation of a wheelchair lift to the Cascade auditorium stage which is otherwise inaccessible for those demonstrating a need for this access. This project can be completed in 1-phase from design/construction. All phases are included in this request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$251,434 - this cost includes additional service fees for installation with WSST).

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

This project will allow WSCJTC the upgrade and installation of ADA compliant systems for the Burien main campus, specifically our most use administrative and training building known as the Cascade building. Taking no action will result in possible future expenditures to repair or replace aging elevator systems, noncompliance with codes, liability concerns, and a campus that does not promote or serve the wellbeing of all who frequent the Burien campus.

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000037

SubProject Title: Campus ADA Upgrades

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

General maintenance and scheduled services of our Cascade elevator are ongoing. Repairs have been conducted leveraging our standard operating budget which can prove costly over several biennia. Parts are increasingly difficult to resource in order to make necessary service and repairs. Those requiring wheelchair access for the stage are not able to inhabit that space, and are frequently positioned in front of the area due to poor design of an aging facility and limited function.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will enhance operations for the Cascade building, meet code requirements, serve those with ADA needs, and promote inclusion for all who inhabit the Cascade building.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by ensuring compliance with AHJ, reducing risk and liability, and promoting inclusion. The current building ADA systems are insufficient.

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

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000037

SubProject Title: Campus ADA Upgrades

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to ensure compliance with ADA and L&I/DOSH regulations.

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

This project will meet the State and Federal requirements concerning all ADA and AHJ laws and regulations.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to support the agency’s mission and goals, and to sustain training for recruits to achieve an overall endstate of preserving our Washington state community’s safety and security.

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

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Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000037

SubProject Title: Campus ADA Upgrades

This request is not related to a reappropriation.

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

This project is not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropr
057-1	State Bldg Constr-State	251,000				251,000
	Total	251,000	0	0	0	251,000
		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

There are no anticipated operating impacts related to this project.

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Report Number: CBS002

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Project Number: 4000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 4000038

SubProject Title: Target System Replacement

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Report Number: CBS002

Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000038

SubProject Title: Target System Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Indoor arms range target system replacement.

Project Description

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

Per Washington Administrative Code (WAC) 139-05-250, the Washington State Criminal Justice Training Center (WSCJTC) is responsible for facilitating firearms training for the Basic Law Enforcement Academy (BLEA) located, 19010 1st Ave S, Burien, WA 98148. BLEA firearms training accounts over six hundred law enforcement professions averaging 1.75 million bullets expended annually in support of training and testing certification. WSCJTC is currently utilizing an outdated targeting system, located within its indoor range. The system has been operational for over five years and has reached its end-of-life, requiring replacement. The current system has become dilapidated due to the increased training volume, estimated 8.75 million bullets being fired over the systems life cycle. Additionally, per the manufacture, replacement parts are no longer available for the current all-wheel drive system. WSCJTC is forced to repair the current system with salvaged replacement parts from other vendor decommissioned systems creating an exorbitant repair and replacement delays for the current system. Enhanced 2024 BLEA firearms accredited curriculum is projected to increase training volume from 1.75 to 2.5 million bullets expended annually. Furthermore, WSCJTC has only one firing range for all BLEA training and test certification for law enforcement professionals. Additional information is available on request to assist in the justification of this requested funding.

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

This project will replace the existing obsolete targeting system, located within the WSCJTC indoor range. This project can be completed in 2-phases, a design and manufacturing phase and installation phase. All phases are included in this funding request. Rough order of magnitude cost includes labor and materials to replace the targeting system. Additional costs associated with this project such as construction disposal, permitting, electrical service, dedicated power systems, steel pricing, prevailing wage, and finish work are not included and are estimated to be 100,000.00 for a total estimated cost including sale tax to be \$385,700.00.

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

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Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000038

SubProject Title: Target System Replacement

This project will provide WSCJTC with a contemporary targeting system with available replacement parts necessary for routine and preventive maintenance to ensure system operation for the only state-owned indoor range that serves law enforcement at the state level in this geographic area. Additionally, a system replacement will provide a three-year product warranty. Should this project not receive funding, the current system will further deteriorate to a point of inoperability and will no longer facilitate training requirements, negatively affecting WSCJTC reputation and ability to adequately train first responders in a WAC required critical skill.

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

WSCJTC has one shooting range to accommodate basic firearms training for the Basic Law Enforcement Academy, responsible for training over six hundred new law enforcement professionals annually. WSCJTC does not have the staff or resources to service, repair, or fabricate equipment and parts to safeguard targeting systems operation. There are no viable firearms ranges within the locality of WSCJTC. Due to training volume, WSCJTC would require multiple range facilities to maintain the current training capacity. Additionally, WSCJTC would need to provide addition instructors, consumable supplies, transportation, and dining facilities for each of the venues. The utilization of an outside range facility would cause significant finical impacts that would certainly exceed the requested funding. Additionally, WSCJTC could not maintain the current training capacity as transportation and dining requirements would decrease available training hours for law enforcement professionals.

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

WSCJTC staff, future law enforcement professionals, visitors, and communities of Washington State are impacted by this budget request. WSCJTC inability to train and certify law enforcement professionals will have a detrimental impact on communities served.

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

This project does not utilize non-state funding.

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

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Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000038

SubProject Title: Target System Replacement

This project supports Goal four of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission, training future law enforcement professionals. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington State have the knowledge, skills, and ability to safely protect the communities served. This project supports the agencies mission by providing a feasible training environment and equipment necessary to facilitate mandated firearms training program.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project is not related or contributes to gas emission or improved energy efficiency.

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

This project replaces an existing obsolete training system required to train and certify Washington State law enforcement professionals. Any disruption in WSCJTC ability to facilitate training will have a negative effect on Washington State Office of Equity's, Family Support Systems - Community & Public Safety. Providing future law enforcement professional are crucial element in establishing and maintain public safety and trust for Washinton State communities.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget

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Capital Project Request**

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000038

SubProject Title: Target System Replacement
request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is highly recommended because of the enhanced training volume, system obsolesces and lack, or available replacement parts required for routine maintenance and system operation. Any loss in training capacity has a negative impact on WSCJTC's reputation, law enforcement agencies served, and Washington State communities.

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

This request is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This project has no growth management impact.

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	386,000				386,000
Total		386,000	0	0	0	386,000

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:32AM

Project Number: 40000025

Project Title: Omnibus Minor Works

SubProjects

SubProject Number: 40000038

SubProject Title: Target System Replacement

	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

There are no anticipated operating impacts related to this project.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000025	40000025
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:28AM

Project Number: 40000026

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Replacement of existing roof overlay on firing range building.

Project Description

Project Description

Replace roof system on shooting range building.

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

The Shooting Range building rooftop consisting of 7,800 sq ft of area, is over 30 years old, and past its life expectancy. The Shooting Range building, which serves as the only WSCJTC owned indoor shooting range in the immediate area for law enforcement training, needs repair and refurbishing of the rooftop before an inevitable emergency repair/replacement request to address health and safety concerns of the agency staff, students, and visitors is needed. There are soft spots, cracks, and leaks in the existing rooftop that we have patched over the years, yet these temporary fixes do little to address energy efficiency and longer-term health and safety considerations for the building and occupants. WSCJTC is requesting to fund a project to prepare the current rooftop and install a complete Carlisle membrane system over the existing roof structure on the agency's Shooting Range building. The life expectancy for this cost efficient and clean building performance initiative is 20 years providing ample time for the agency to meet strategic plans, future missions, and goals.

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

This project will address the safety issues and concerns, ensure health and wellness of occupants, and meet state sustainability initiatives through energy preservation. This project can be done in 3 phases- removal of existing rooftop components, supply and installation of new membrane and supporting components, and cleanup of area. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$119,850 with WSST included).

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

The project will address overdue repair and refurbishing of the Shooting Range building rooftop before more costly repair/replacement to address health and safety concerns of the agency staff, students, and visitors is needed. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration

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Project Title: Omnibus Minor Works

Description

and propagate unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency’s facilities department has conducted reoccurring inspections and patchwork on failing rooftop areas over the past 10 years. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief all users who are consistently on our campus throughout each fiscal year.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the health and safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit from this upgrade as WSCJTC consistently supports advanced training, recertification for firearms, and adjacent agency support for firearms qualifications and recertification requirements.

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

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

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Project Number: 40000026

Project Title: Omnibus Minor Works

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project helps contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency through the installation of a new roof membrane which will reduce the amount of energy loss from HVAC systems due to an aging and inefficient rooftop membrane on the Shooting Range building in its present state.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project would not be eligible for a direct pay tax credit.

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

This project is needed to improve safety, sustain critical infrastructure, and safeguard the wellness of occupants. It will enhance our relationship with the community and other government entities promoting stewardship of state resources.

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

This project is not related to a reappropriation.

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Capital Project Request**

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:28AM

Project Number: 40000026

Project Title: Omnibus Minor Works

Description

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

This project is not related to the Governor’s Salmon Strategy.

Proviso

None

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts related to 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	120,000				120,000
	Total	120,000	0	0	0	120,000
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 is for the replacement of the existing roofing system and will have no operating impact.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000026	40000026
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



OWNER - CONTRACTOR AGREEMENT

03/25/2024
240379

Fields Roof Service, Inc.
25924 78th Ave. S.
Kent, WA 98032
info@fieldsroofservice.com
(253) 852-4974

Owner:
WA State Criminal Justice Training Center
19010 1st Ave S
Burien WA 98148
WA State Criminal Justice Training Center
doug.arns@cjtc.wa.gov
(206) 321-0043

THIS OWNER - CONTRACTOR AGREEMENT ("Agreement"), effective on the date of execution below ("Effective Date") is between Fields Roof Service Inc. ("Contractor") and WA State Criminal Justice Training Center ("Customer") whose address is listed above.
19010 1st Ave S
Burien WA 98148

1. Description of Work: Contractor will furnish labor, equipment, and materials for roof installation services as outlined in Appendix A, attached hereto and incorporated by reference herein, in connection with the following described property:
19010 1st Ave S Burien 98148

Contract Amount: 108,856.00 Plus WSST

2. Permits: Customer will secure and pay for any required building permits, approvals, easements, fees, assessments and charges required prior to commencement of Contractor's work. The contract price does not include permit fees. Because building codes update and change over time, Customer or Customer's agent is responsible for informing Contractor, in writing, of any mandatory building code updates required. Customer or Customer's agent is responsible for hiring a licensed construction consultant to determine what, if any, codes are required. Contract price does not include additional costs associated with building or code updates or upgrades. Contractor is not a building envelope expert, "designer of record" or building consultant.

3. Contract Documents: The Contract Documents consist of this Agreement between Customer and Contractor, plus all general and supplemental conditions hereto, drawings, specifications, attachments, addenda, appendices and other documents listed in this Agreement, and any and all change orders and modifications issued after execution of this Agreement. Any previous discussions, documents, signatures, or representations are superseded by the terms and conditions contained in this Contract. Any modifications of the terms in this Contract must be in writing.

4. Payment Terms: In order to commence work, Customer shall remit to the Contractor the sum of _____ (plus sales tax), which represents a 30% builder's deposit ("Customer Deposit"). Customer agrees that the Customer Deposit shall be applied toward the work described in Appendix A, and not for any additional work or change orders. Progress payments shall be made every thirty (30) days thereafter and the final payment shall be paid within ten (10) days of substantial completion, as determined by the Contractor. All sums not paid shall bear interest at a rate of 1.5% per month. Cancellation of this Agreement by Customer or Customer's agent may result in a forfeiture of the Customer Deposit or any other payments made to Contractor, at Contractor's discretion. Any costs incurred by Contractor to collect payments due or owing, including reasonable attorney fees, court costs, lien costs or other costs of collection, shall be recoverable from Customer. All credit card payments will have a 3% service charge on final billing amount (including WSST, permits, additional work & etc.).

5. Extra Work: Performance by the Contractor shall be required only to the extent consistent with the Contract Documents. The Customer may change the scope of the work required by the Contract Documents by adding or deleting work, materials, or equipment, and the Contractor shall perform the work required under this Agreement as thus modified. Any request for a change to the Work shall be set forth in writing and provided to the Contractor subject to the Notice provision within this Agreement. In the event of a change, the Contract Price shall be adjusted by written change order signed by both parties in the same form as that attached hereto as Appendix B before the Work is commenced. All Change Orders will require payment at the time of Customer's approval thereof, and in advance of the implementation of the subject change.

6. Indemnity: Customer shall defend, indemnify, and hold harmless the Contractor, and its subcontractors, from and against any and all claims, demands, causes of action, damages, liabilities, losses, and expenses arising out of or connected with the Property and/or the contract to the extent caused by the fault of Customer or its agents, consultants, design professionals, servants, or independent Contractors.

7. Delay: If the Contractor is delayed at any time in the progress of the Work by any act or neglect of Customer, or by any employee or agent of Customer, or by any separate contractor employed by Customer, or by encountering a differing site condition as defined herein, or by changes ordered in the Work by Customer, or by fire, abnormal adverse weather conditions, force majeure, unusual delay in transportation, fuel, material, or labor shortages or unavailability, action or inaction of public authorities not arising out of the fault of the Contractor, casualties, or any other causes beyond the Contractor's reasonable control, then the Contract time shall be extended by change order for a period of time reasonably necessary to alleviate the effect of such events on the Contractor. This Paragraph does not preclude recovery of damages for delay under other terms and conditions contained within this Agreement. Delays beyond the Contractor's reasonable control shall be compensable to the Contractor as part of the cost of the Work.



OWNER - CONTRACTOR AGREEMENT

8. Changed/Unknown Conditions: In the event Contractor discovers concealed conditions which differ materially from that actually known by the Contractor or from those ordinarily found to exist and generally recognized as inherent in the activities of the character provided in the Contract Documents, the Contractor shall advise the Customer of the existence of such conditions and the parties shall adjust the Contract Price and Contract Time to provide for any increase in cost or time resulting from such conditions. Customer acknowledges that Contractor may discover unsatisfactory substrate conditions that may need replacement. Contractor is not responsible for defects caused by a past failure to perform preventative maintenance. Contractor shall not be responsible for remediation or removal of any hazardous substance, including but not limited to, mold or asbestos. If Contractor encounters such conditions, it will notify Customer and stop all work until Customer has properly and lawfully corrected such a condition. Contractor is not responsible for roof, attic, sidewall, or any other type of condensation, moisture, mold fungi, or any type of sick house syndrome whatsoever. Customer is responsible for hiring an independent building consultant for insulation and venting needs or requirements. Contractor is not responsible for lack of kitchen or bathroom fans, vents, or improper ducting/piping that fail to properly remove steam/moisture from the Property.

9. Waiver of Consequential Damages: Customer agrees that it shall not seek compensation for any type of damage to the Property that could result in normal construction activity. This includes, but is not limited to: cracks or fissures in the ceiling, sheetrock texture, particle debris through tongue and groove ceilings, screws or nails penetrating water lines, electrical lines, or any type of congruity or fixture beneath the roof substrate. Customer agrees that it will not seek damages for lost rents, inconvenience or emotional suffering. Customer agrees that Contractor is not responsible for damage to underground utilities, sewer or plumbing pipes, or cracks, fissures, or stains in the driveway.

10. Electrical/Plumbing Work or Repairs: A licensed electrical or plumbing contractor should be hired by Customer (at Customer's sole expense), to complete all electrical or plumbing work needed on or near the roof surface. Contractor is not responsible for existing conditions involving electrical or plumbing work or for any repairs or replacement of electrical or plumbing needed due to working in the proximity of said components (i.e. working next to or bumping into or against flood lights, goosenecks, poles, pipes, conduit, plates, fittings, etc.).

11. Right to Stop Work: FRS shall have the right, upon forty-eight (48) hours' written notice to Owner, to stop work for convenience for cause, including Owner's failure to make timely payment(s). If any payment shall not be made to FRS when earned and payable under this agreement. FRS may keep the job idle until all payments due are received, and may, on an additional forty-eight (48) hours' written notice, permanently terminate performance under this Agreement. In the event work is stopped as a result of Owner's nonpayment to FRS, FRS shall have the right to bill Owner for all work done as of the date that work is stopped, in addition to any remedies and/or damages at law that FRS may have, and Owner shall have the obligation to pay for all work done as of the date that work is stopped. Owner and FRS agree that all warranties, whether express or implied, shall be void and unenforceable if FRS shall terminate its performance under this Agreement pursuant to this paragraph.

12. Photographs: The Contractor shall retain the right, throughout its performance of the Work and within thirty (30) days of completion of the Work, to photograph the Work; provided, further, the Contractor shall retain the right to use any such photographs for the future advertising and marketing of the Contractor's work.

13. Confidentiality: The Customer agrees not to disclose, discuss or divulge to any third party the terms and conditions hereunder, including but not limited to, the price.

14. Customer's Responsibilities: Periodic drain cleaning and downspout cleaning are the sole responsibility of the Customer, homeowner or building owner. Contractor is not responsible for periodic roof cleaning, drain cleaning, drainpipe or downspout cleaning, etc. Contractor is not responsible for maintenance or removal of roof safety anchors. Contractor is not responsible for damage done to roofing material or roof substrate by HVAC technicians, electricians, plumbers, handyman, cable television installers, or any other person walking on the roof surface. Contractor is not responsible for installation or maintenance of any type of screen or covering over roof drain holes to prevent sticks or foreign objects from entering roof drains and causing internal clogs and water backup. Customer is responsible for installation and maintenance of roof overflow drains. Customer is responsible for maintenance of all caulking areas of entire roof system. Caulking is a maintenance item, not a warranty item.

15. Warranty: The Contractor warrants all work performed under this Agreement to be free from defects in material and workmanship for { indicated in the Appendix A} time period. The Contractor's sole obligation and the Customer's sole recourse shall be for the Contractor to repair or replace any work found to be defective within the term of the warranty provided written notice thereof is given by Customer to the Contractor within the one (1) year term herein provided. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CONTRACTOR SHALL NOT BE LIABLE UNDER ANY CIRCUMSTANCES FOR ANY CONSEQUENTIAL, INCIDENTAL OR OTHER DAMAGES ARISING ON ACCOUNT OF SUCH DEFECTS OF THE CONTRACTOR'S WORK, AND THE REMEDIES HEREIN HAVE BEEN MUTUALLY NEGOTIATED AND ARE EXPRESSLY AGREED TO BE EXCLUSIVE.



OWNER - CONTRACTOR AGREEMENT

The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, vandalism, improper operation, or normal wear and tear under normal usage. If the manufacturer has provided a materials warranty, Customer agrees that if a problem with the material arises, Customer will look directly to the manufacturer for correction or compensation. High winds and storm conditions are excluded from Contractor's warranty. The above warranty is void if a person or firm other than this Contractor performs or re-performs any work within the scope of this Agreement. The Contractor must be given ample opportunity to remedy any warranty claim before any action can be commenced. This warranty is not transferable. Warranty work performed by the Contractor does not extend the warranty.

16. Insurance: If applicable, Customer may procure, at its own expense, and before commencement of any work hereunder, a broad form all risk policy of insurance, including coverage for flood, fire, theft, earthquake, and glass at least equal to the contract price, with such insurance to name the Contractor and all subcontractors as additional insureds, and to protect Customer, Contractor, and subcontractors as their interest may appear, with loss payable to Customer for the benefit of Customer, Contractor, and subcontractors. Customer will, as named insured, properly process claims with the carrier for the benefit of the Customer, Contractor, and subcontractors. Should Customer fail so to do, Contractor may procure such insurance as agent for and at the expense of Customer, but Contractor is not required to do so. Customer shall, upon request, furnish a copy of the foregoing policy to Contractor.

Customer shall obtain and pay for insurance against injury to its own employees and persons under Customer's direction and persons on the job site at Customer's invitation. Contractor shall maintain such insurance as will protect it from claims under any applicable Workers' Compensation Acts and from claims for damages because of bodily injury, including death or injury to property which may arise from and during the operation of this contract.

17. Dispute Resolution: Owner shall submit any claim in writing to FRS within fourteen (14) calendar days of Owner's discovery of facts reasonably necessary to determine the basis for existence of a claim. The claim shall include a narrative summary of the basis therefore and a breakdown and computation of all sums, time or other relief which are being sought under the claim. A representative of the party making the claim who has sufficient knowledge and authority to resolve the claim, shall schedule a meeting ("Meeting") with a representative of the other party who also has sufficient knowledge and authority to resolve the claim. The Meeting shall be held at a mutually convenient time, date and place but no later than fourteen (14) calendar days from receipt of the written claim, unless otherwise mutually agreed upon in writing by the parties. If a claim is not fully resolved at the Meeting, the claimant shall not proceed to litigation or otherwise until mediation before a single mediator under the Construction Industry Mediation Rules of the JAMS has occurred. Each party shall pay one-half of the mediation service's fees and costs and one-half of the mediator's fees and costs. Any claim not fully resolved by Mediation shall be resolved by binding arbitration conducted pursuant to the rules and under the auspices of the JAMS in Seattle, Washington. Any arbitration award by the arbitrator shall be final and binding on the parties, and subject to confirmation and reduction to judgment. In any such arbitration, the prevailing party, as determined by the arbitrator, shall recover from the non-prevailing party all of its actual costs and attorneys' fees, including expert fees, JAMS administrative fees and arbitrator fees. Nothing in Paragraph 16 shall limit or prohibit FRS from pursuing its lien rights to the maximum extent allowed by law, including, but not limited to, initiating a cause of action for lien foreclosure.

18. Waiver of Rights: Failure to enforce any rights hereunder shall not waive any rights in respect of other or future occurrences.

19. Notices: Any notice required or permitted under this Agreement shall be given by first-class mail at the address contained in this Agreement, and such address may be changed by written notice given by one party to the other from time to time. Notice shall be deemed received seven (7) calendar days after it is deposited in the mail. A copy of any mailed Notice shall be sent via e-mail.

20. Captions: The captions of this Contract shall have no effect on its interpretation.

21. Liens: In order to preserve and protect the lien rights of Contractor, Contractor hereby provides its PRE-CLAIM NOTICE OF INTENT TO LIEN, attached as Appendix C, in accordance with RCW 18.27, et seq. and RCW 60.04, et seq. By signing this Agreement, Customer acknowledges receipt of this pre-claim notice that a materialman's lien may be claimed. Customer further acknowledges a copy of the "Notice to Customer" provided by Contractor pursuant to RCW 18.27.114.

22. Severability: If any provision of this Agreement shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

23. Limitation of Remedies: Customer agrees that its sole remedy for any defective work performed by Contractor shall be limited to enforcement of the warranty provision in Paragraph 15. Contractor's maximum aggregate liability for any and all claims shall be limited to the total amount of compensation paid to Contractor under this Agreement.



OWNER - CONTRACTOR AGREEMENT

24. Permanent Anchors or Other Safety Equipment: Contractor may install permanent roof anchors or other fall-protection related equipment (collectively "Anchors") at Customer's building. Anchors are exclusively for Contractor's use when performing the work called for by this Agreement, and for Contractor's use in any future servicing of the roof at the building. Should any person or entity other than Contractor wish to make use of the Anchors, Customer shall require such persons or entities to inspect the Anchors and satisfy themselves as to the suitability of the Anchors, and Customer shall obtain the agreement of such persons or entities that use of the Anchors is strictly at their own risk. To the fullest extent permitted by law, Customer shall indemnify, defend and hold Contractor harmless from and against any and all claims, liabilities, damages, losses, costs and expenses, including reasonable attorneys' fees, asserted against Contractor and arising out of or resulting from use of the Anchors by persons or entities other than Contractor or from Customer's breach of this provision. It is expressly understood that Contractor makes no representation and has made no representation to Customer as to the working condition, structure, strength, durability, construction or any other characteristic of the Anchors. Contractor is not responsible for maintenance, testing or future inspection of the Anchors or use of Anchors by others.

25. AHERA Compliance: If the scope of Contractor's work requires renovation, construction or demolition activities on any building built prior to 1981, the Customer and/or building owner shall engage an accredited AHERA Building Inspector to conduct an assessment of presumed asbestos materials or any other suspected asbestos materials before they may be handled as non-asbestos materials. An assessment is not needed if a material is assumed to contain asbestos and handled as asbestos. Manufacturer or construction records may be used if the lack of asbestos content was documented when the material was installed. Previous surveys and abatement records may also be used, if they cover the current work area. Inspections must cover any material Customer expects to be contacted or disturbed during work. Materials in other areas of the building or those that will remain inaccessible during work do not need to be assessed. Customer must provide a written report of the inspection findings to Contractor before the Contractor begins its scope of work. Where applicable, Customer must also give its employees and others working in the building access to the report and warn them of any materials that may be a hazard.

26. Representation on Authority of Parties/Signatories: Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

Appendices attached hereto and incorporated as part of this Agreement:

Appendix A – Scope of Work
Appendix D - Mold Addendum

Appendix B -- Change Order Form
Appendix E - COVID-19 Waiver

Appendix C – Lien Notice
Appendix F - Material Escalation

FIELDS ROOF SERVICE, INC.

WA State Criminal Justice Training Center

By: _____

By: _____

Printed Name and Date

Printed Name and Date



Appendix B

Change Order Form

Date: _____ Job Number: 240379

No requests will be processed without Customer's signature. All change orders are subject to 15% additional charge per request. Change Orders are due and payable at time of approval by Customer.

Customer Name: WA State Criminal Justice Training Center

Change Order No.: _____

Site Address: 19010 1st Ave S

Burien

98148

Request: _____

Additional Days Needed _____

Change order Cost: \$ _____

Contract: \$ _____

Updated Contract Total: \$ _____

Fields Roof Service Inc. _____

WA State Criminal Justice Training Center _____

FRS Representative Signature Date

Customer Signature Date



Appendix C

Disclosure Statement Notice To Customer

This Contractor is registered with the State of Washington, registration No. FIELDRS262L1, and has posted with the State a bond or deposit of \$12,000.00, for the purpose of satisfying claims against the Contractor for breach of contract including negligent or improper work in the conduct of the Contractor's business. The expiration date of the Contractor's registration is open until cancelled.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this Contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.

The Contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

Acknowledgment of Receipt of Notice to Customer.

Date: _____

Customer's Full Name

Signature

WA State Criminal Justice Training Center



Appendix D

Mold Addendum and Information Sheet

Mold and waterproofing concerns have become important issues to homeowners and contractors alike. This Contract Addendum is meant to educate, inform, and clarify the parties' rights and obligations concerning these important issues. In consideration of the mutual promises contained in the Construction Agreement, the parties agree as follows:

I. MOLD AND ITS CONSEQUENCES.

Mold is a type of fungus that occurs naturally in the environment, and it is necessary for the natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind and is found everywhere that life can be supported. Residential home construction is not, and cannot be, designed to exclude all mold spores. If the growing conditions are adequate, mold can grow in your home.

Mold may grow in the presence of several conditions. However, moisture is the only growth factor that can be controlled in a residential setting. By minimizing moisture, a homeowner can reduce or eliminate mold from most parts of the home.

Moisture in the home can have many causes. Spills, leaks, overflows condensation, and high humidity are common sources of home moisture. Good housekeeping practices and responsible home maintenance are essential to prevent to eliminate mold growth. If moisture is allowed to remain on a nutrient source, mold can develop within 24 to 48 hours.

II. OWNER OBLIGATIONS.

A. The Owner agrees to avoid causing an elevated moisture content in, under, and around the home and take extreme caution to avoid and/or quickly clean up all known sources of elevated moisture in the home such as: plumbing leaks, appliance leakage, roof leaks, siding and flashing leaks, sprinkler overspray, and any and all other accidents and activities causing a high water and humidity content inside, under, and around the structure.

B. Within 24 hours or less of discovering a water leak related to a portion of the property still under warranty, regardless of whether the leak is sudden or slow, Owner shall notify the Contractor by phone, fax, email, and in writing of the specific problem. Owner shall take immediate steps to shut off leaking water and/or contain the water leak so as to minimize water damage to the property. Once the emergency has been contained, notify your homeowner's insurance agent of the problem, especially if the Contractor does not respond within 24 hours of being notified of the leak and/or associated problems.

C. Owner shall periodically check areas susceptible to leaking such as under sink areas, shower, bathtub, and dishwasher/appliance areas for evidence of leaks and/or mold. Eradicate any and all typical household mold, mildew, and fungus immediately upon discovery by following manufacturer's recommended instructions on the product of Owner's choice. Maintain caulking and eliminate other possible sources of slow water leaks.

D. Owner agrees to release, hold harmless, and defend Contractor for all damages, including personal injury and property damages, associated with pre existing conditions not caused by Contractor that contribute to a mold or water damage claim and any acts or omissions of Owner or third parties that occur after work is completed by Contractor leading to or causing mold or water damage.

III. CONTRACTOR OBLIGATIONS.

During the Contractor's warranty period, Contractor will repair any leak or water intrusion and related real property damage caused by the sole negligence of the Contractor. If the Contractor is out of town or unable to respond to a water leak, the Owner agrees to take all reasonable steps listed in Section II above to mitigate the damages.

IV. ADDITIONAL PREVENTATIVE STEPS RECOMMENDED BY CONTRACTOR NOT INCLUDED IN THE CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR.

Contractor encourages Owner to hire this Contractor or a separate contractor to perform the following work, as required, and for Owner to monitor and maintain the home on a regular basis so as to avoid promoting conditions that encourage the growth of molds (Contractor and Owner must enter into a signed agreement for any of the work below that Owner would like Contractor to perform):

- A. Improve inadequate inside ventilation, and improve ventilation in inadequate and improperly vented attic spaces and sub floor areas.
- B. Install a several mil thick plastic vapor barrier over soil in under floor areas of the home.
- C. Keep humidity levels low. Install and use exhaust fans in all "wet" areas such as bathrooms, kitchens and laundry rooms, and vent clothes dryers to the outdoors.
- D. If moisture condenses on windows or other hard surfaces, raise the temperature indoors and maintain a low indoor relative humidity level.
- E. Make sure gutters and drain lines for roof water run off are present on the home and regularly cleaned in order to divert the roof water run off away from the foundation. Keep water away from foundations and maintain a minimum 2% finished grading slope away from foundations within 6 feet of the foundation.

Initial_____



- F. Check for signs of mold before bringing items into the home. Potted plants (roots and soil), furnishings, or stored clothing and bedding, as well as other household items, may contain mold. Should severe mold growth develop, call on the services of a qualified professional mold remediation contractor.
- G. Make sure there is fresh air, adequate airflow, and heat in all rooms of the house that have a potential mold problem.
- H. Inspect for leaks on a regular basis. Immediately repair water leaks, floods and spills (or have the appropriate person do so) and immediately extract water from all areas that have been subjected to flooding.

V. DISCLAIMER AND WAIVER.

Whether or not you as an Owner experience mold growth depends largely on how you manage and maintain your home.

Owner and Contractor hereby agree that under no circumstances shall the Contractor be responsible for personal injury, consequential and incidental damages, special damages, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects related to any mold, mildew, organic pathogen, or similar type of claim caused by the Owner, separate contractor, Owner's agent, heirs, or successors in interest against the Contractor or any subcontractor or material supplier that contributed to the Owner's work of improvement.

VI. EXISTING MOLD CONCEALED SITE CONDITIONS.

A. The Owner is advised that mold can grow and be present in concealed areas of the home, such as the interior of walls, beneath flooring, or above ceilings. The Contractor has made no analysis or verification of existing mold growth, and assumes no responsibility for such a determination. The Contractor shall not be responsible for the detection, containment, or remediation of any existing mold. Remodeling may involve both demolition and reconstruction. The Owner is advised that if existing mold is present in the home, the demolition process potentially could result in the release and dissemination of mold and mold spores to other areas of the house. The Contractor shall not be liable for any effects or possible damage caused by the release of existing mold in and around the home. Unless due to Contractor's negligence, the Owner waives all claims against the Contractor based, in whole or in part, on the release or spread of existing mold during the remodeling process, and will indemnify and hold the Contractor harmless from all legal claims in that regard.

B. In the event that the Contractor encounters what Contractor reasonably believes to be existing mold within the home, the Contractor reserves the right to stop work and to remove his employees, equipment, and materials from the site. It shall be the sole responsibility of the homeowner to properly contain existing mold contamination and to properly conduct remediation of the existing mold by appropriate measures using qualified experts, as necessary. In the event that the Owner does not properly contain and/or conduct remediation of the existing mold to the satisfaction of the Contractor within a reasonable period of time (a reasonable period of time is determined to be three days), then the Contractor shall have the sole and exclusive option to cancel the Contract in writing and be paid in full for all work performed through the date the work was stopped and for all stored materials, along with an amount equal to 5% of the Contract amount which shall be compensation to Contractor for his financial losses associated with not being able to continue on with the work and complete the job. This 5% payment shall be a liquidated damage under the Contract due to the difficulty of determining Contractor's exact damages and is not a contract penalty for the Owner.

C. If the Contractor incurs additional costs due to the presence of pre existing mold and/or is delayed due to the presence of or remediation of pre existing mold and does not cancel the contract with the Owner, the Contractor shall be entitled to an equitable adjustment in the Contract Price and Contract Schedule in accordance with Contractor's losses and delays.

D. This Notice, Disclosure, and Disclaimer Agreement is hereby appended to and made a part of the Agreement Between Owner and Contractor. The consideration for this Agreement shall be the same consideration as stated in this Contract. Should a court of competent jurisdiction rule any term or provision of this Agreement invalid or unenforceable, the remainder of this Agreement shall nonetheless stand in full force and effect.

I have read, understand and agree to the terms and conditions contained in this Mold Addendum and I understand and agree that this Addendum shall be binding between the parties.

Fields Roof Service, Inc.

WA State Criminal Justice Training Center

Owner / Representative

Owner / Representative

Printed Name

By

Date

Date



Appendix E

COVID-19 Liability Release Waiver

In March 2020, the World Health Organization declared the COVID-19 a pandemic. Reports indicate that COVID-19 is highly-contagious; individuals infected with COVID-19 can be asymptomatic for 14 days or longer, such individuals can spread COVID-19 while unaware that they are infected, and the virus may remain on contaminated surfaces for up to 72 hours. Accordingly, there is now an inherent risk in the activity of moving forward with the Project. In light of the foregoing and Customer's desire to proceed with the Project, and for the good and valuable consideration of providing essential services during this pandemic, the Parties agree to the following:

Although Contractor will take reasonable precautions including following CDC and OSHA guidelines, Contractor has not and cannot make any guarantees, representations or warranties, either express or implied, with regard to COVID-19, including the spread and transmission of same, and hereby disclaims all liability associated with the unintentional spread or transmission of COVID-19.

Customer, on behalf of its heirs, agents, tenants and assigns ("Customer Parties"), hereby waives and releases Contractor and Contractor's past, present or future heirs, insurers, sureties, agents, employees, officers, directors, partners, shareholders, subcontractors, suppliers, and vendors ("Contractor Party/Parties") from any and all past, present, or future actions, claims, demands, damages, debts, liabilities, causes of action, rights of action, actions, suits, costs, attorneys' fees, court costs, and losses, of whatever nature, character or description, whether at law or equity, whether known or unknown, whether anticipated or unanticipated, which any of the Customer Parties now has or which may hereafter accrue, whether based in whole or in part related to the unintentional spread or transmission of COVID-19. This provision expressly excludes any gross negligence or willful/wanton conduct by the Contractor Parties.

The Customer Parties hereby agree to forever forebear from asserting or pursuing against the Contractor Parties any actions, claims, demands, damages, debts, liabilities, causes of action, rights of action, actions, suits, costs, attorneys' fees, court costs, and losses, of whatever nature, character or description, whether at law or equity, whether known or unknown, whether anticipated or unanticipated, whether based in whole or part on the negligence in whole or part related to the unintentional spread or transmission of COVID-19. This provision expressly excludes any gross negligence or willful/wanton conduct by the Contractor Parties.

In the event that any part, term, or provision of the foregoing COVID-19 provisions are determined by a court of competent jurisdiction or arbitrator to be unenforceable, invalid, or in conflict with any applicable law, the parties agree that the validity of the remaining portions of this COVID-19 provisions shall be binding and valid.

WA State Criminal Justice Training Center

Owner / Representative

By

Date



Appendix F

Escalation Clause for Materials

NOTE: The price indicated in the Scope of Work has been calculated based on current prices for certain materials. The Contractor agrees to use its best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase above 3% in the prices of any materials that must be purchased after execution of the Contract, the Customer agrees to pay that cost increase to the Contractor upon the Contractor providing written proof to the Customer as to the specific materials price increase.

Should the Customer wish to terminate the Contract specifically due to a significant materials price increase, the Customer may terminate by providing written notice of termination to the Contractor and payment to the Contractor for all costs expended in performance of the Contract to the date of termination, plus payment of a prorated percentage of the Contractor's profits based on the percent of completion and payment for any custom-order materials (regardless of the reason for termination).

Futhermore, should the price of any specific Scope of Work line item increase by 10% or more, Contractor may, at it's sole discretion, terminate the Contract for convenience pursuant to paragraph entitled "Right to Stop Work" of the Contract

WA State Criminal Justice Training Center

Owner / Representative

By

Date

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Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:31AM

Project Number: 40000027

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Replace existing boiler heating system with heat pumps to provide modern energy efficient heating and cooling system to dorm building occupied by law enforcement students while attending mandated basic training.

Project Description

Project Description

Replace dorm boiler heating system with heat pumps to replace antiquated system and add air conditioning to the building. This will provide heating and cooling for both common areas and dorm rooms in the building.

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

Our agency’s Dorm #2 (Madrona Hall) relies on an antiquated radiated heat system drawn from an aging and costly boiler system that is not energy efficient to produce heat only for common areas and dorm rooms. There is no air conditioning in this dorm and no way of effectively regulating environmental heating and cooling. The current systems WSCJTC is reliant on to provide a healthy and safe environment for the agency’s students who reside in Dorm #2 is inadequate. Dorm #2 has 26 individual rooms with base board heating and no air conditioning. The three common areas of Dorm #2 have individually ducted heating units and no air conditioning. WSCJTC has requested a proposal to install individual PTHP units for each dorm room and a Ductless Split Heat Pump for each of the three common areas to improve the health and safety of our occupants who reside in Dorm #2 (Madrona Hall).

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

This project will furnish and install heating and cooling systems for all dorm rooms and common areas making up the WSCJTC Dorm #2 (Madrona Hall) footprint. For each of the 26 dorm rooms, furnish and install a single 9,000 Btu, 115 VAC, through the wall PTHP (heating and cooling). These PTHP units will have an 8’ electrical whip that will plug into the existing 115 VAC electrical outlet closest to the exterior wall. The PTHP units will be installed under each dorm room’s window. Wall penetrations will be included in this proposal. Each PTHP will have its own internal temperature control. For each of the three common areas, furnish and install a 5-ton Ductless Split Heat Pump with two 2.5-ton Wall Hung Indoor Units. Outdoor units will be on ground pads, with insulated refrigerant line sets connected to the indoor units. These line sets will be run behind walls where possible, and surface mounted otherwise. New power circuits will be run to each outdoor unit, and subsequently to each indoor unit. Each indoor head will have its own wireless wall mounted temperature control. Condensate pumps will be provided and installed for each indoor unit. This project can be completed in 2-phases from pre-design to

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Project Title: Omnibus Minor Works

Description

design/construction. All phases are included in this request. Additional scope of work includes all labor and materials. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$298,840 with WSST included + 10% markup for inflation from previous year's quote).

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

This project will provide WSCJTC with the installation of a current and reliable source of climate control for the Dorm #2 Madrona building, one of only two existing dormitories on our agency's campus. This proposal will comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training and in their off-duty time. Taking no action will result in possible future expenditures to repair or replace training equipment and facilities that staff, students, and adjacent agencies depend on to fulfill mission and operational requirements.

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

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will install energy efficient HVAC equipment for a critical life sustainment area on our agency's campus and abide with established State and Federal regulations.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and

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Project Title: Omnibus Minor Works

Description

scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught and experience a healthy quality of life while residing on the WSCJTC campus. Currently, the lack of a cooling system and insufficient heating system struggles to keep a consistent comfortable environment for training work, and recovery periods.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to eliminate the use of obsolete and aging HVAC equipment, reduce WSCJTC carbon footprint, save energy, and lower maintenance costs.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the direct pay tax credit.

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Description

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

This project needs to be funded so WSCJTC meets or exceeds State and Federal mandates on the use of energy efficient HVAC systems, to ensure a comfortable training environment, and sustain health and safety standards for agency occupants.

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

This project is not related to a reappropriation.

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

This project is not related to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	299,000				299,000
	Total	299,000	0	0	0	299,000
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	0	0	0	0	
	Total	0	0	0	0	

Operating Impacts

**227 - Criminal Justice Training Commission
Capital Project Request**

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*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:31AM

Project Number: 40000027

Project Title: Omnibus Minor Works

Operating Impacts

No Operating Impact

Narrative

It is not expected that the upgrade of the heating system and addition of air conditioning will have a significant operating impact.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000027	40000027
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

WSCJTC

6/16/2023

Washington State Criminal Justice Training Commission
19010 1st Avenue South
Burien, WA 98148

Attn:
Brandon Benitez
brandon.benitez@cjtc.wa.gov
206.835.7327

RE: Dorm #2 – Installation of Dorm Room and Common Area HVAC

Thank you for the opportunity to provide the following proposal. We have been asked to propose the installation of individual room heat pumps and common area heat pumps. The details and recommendations are listed below.

EXISTING CONDITIONS:

- Dorm #2 has 26 individual rooms with base board heating and no air conditioning. The three common areas have individually ducted heating units and no air conditioning.
- WSCJTC has requested a proposal to install individual through the wall PTHP units for each dorm room and a Ductless Split Heat Pump for each of the three common areas.

RECOMMENDATIONS:

- For each of the 26 dorm rooms, furnish and install a single 9,000 Btu, 115 VAC, through the wall PTHP (heating and cooling). These PTHP units will have an 8' electrical whip that will plug into the existing 115 VAC electrical outlet closest to the exterior wall. The PTHP units will be installed under each dorm room's window. Wall penetrations will be included in this proposal. Each PTHP will have its own internal temperature control
- For each of the three common areas, furnish and install a 5-ton Ductless Split Heat Pump with two 2.5-ton Wall Hung Indoor Units. Outdoor units will be on ground pads, with insulated refrigerant linesets connected to the indoor units. These linesets will be run behind walls where possible and surface mounted otherwise. New power circuits will be run to each outdoor unit, and subsequently to each indoor unit. Each indoor head will have its own wireless wall mounted temperature control. Condensate pumps will be provided and installed for each indoor unit.

Our scope includes labor and materials to:

- Dorm Rooms
 - Provide wall opening for each dorm room
 - Furnish and install one 9,000 Btu PTHP unit per dorm room
 - Startup and Test
- Common Areas
 - Furnish three ductless split outdoor 5-ton heat pumps and set them on ground pads on the exterior of the building. Seismically attach each heat pump to each ground pad
 - Furnish and hang 2 indoor wall hung heads in each of the three common areas pitched ceilings so they are on opposite sides of the ceiling space. Furnish and install an underhung condensate pump for each indoor head and run condensate pump drain tubing to the exterior of the building
 - Furnish and install insulated refrigerant linesets that connect each outdoor unit to their respective two indoor heads. Evacuate and charge with correct amount of refrigerant
 - Furnish and mount a wireless wall mounted temperature controller under each of the indoor heads
 - Run new power circuits to each outdoor heat pump
 - Run power/control circuits to each indoor head from its respective heat pump
 - Startup and Test
- Warranty coverage provided per Service Warranty

EXCLUSIONS:

- Engineering, drawings, permit & permit fees
- Testing and abatement
- Patch and Paint
- Any structural modifications required
- Anything not included in above scope
- Existing conditions
- Overtime or shift premium
- Washington State Sales Tax
- Performance and/or Payment Bond (will be added if and when required)

QUALIFICATIONS:

- This proposal assumes that WSCJTC has performed Good Faith Surveys for this building and that they will be provided to McKinstry Co.
- McKinstry assumes that that the SCCR (Short Circuit Current Rating) is less than the Available Fault Current at the point of connection
- All work to be performed during normal working hours, Monday through Friday, 6AM to 4 PM
- PTHP units have a 4-week factory lead time for delivery from date of order
- Ductless Split Heat Pumps have varying lead times depending upon local vendor inventory
- All work per Prevailing Wage requirements

LUMP SUM FOR ABOVE SCOPE OF WORK: \$246,751.00 NOT INCLUDING WSST

Payment is due in full upon substantial completion. This proposal is valid for 45 days from the date proposed.

Upon your favorable review, please sign and return this proposal for scheduling and implementation. Should you have any questions or require additional information, please feel free to call me at 206.832.8104.

Sincerely,

Mark Hankin
Project Executive
McKinstry Co, LLC
markhan@McKinstry.com

Acceptance:

Customer Signature and Date

Terms and Conditions

1. **Performance of Work.** McKinstry Co, LLC shall perform the scope of work ("Work") specified herein. McKinstry Co, LLC shall furnish all services necessary to perform the Work and perform the Work to completion diligently, expeditiously and with adequate forces. Customer shall use its best efforts to provide all information, materials, documents, and assistance that is reasonably required for McKinstry Co, LLC to perform any and all aspects of the Work.
2. **Payments.** Customer shall pay McKinstry the compensation specified herein ("Price") for the value of Work that McKinstry has completed, as the Work is completed. An advance payment of no more than 20% may be invoiced on acceptance of this proposal to cover initial costs such as project management, engineering, permits, etc. Customer shall pay McKinstry within fifteen (15) days of receiving an invoice. McKinstry will be entitled to interest at the rate of 1.5 percent per month on all sums overdue and unpaid from the date due.
3. **Termination.** Either Party may terminate this agreement upon fifteen (15) days written notice to the other Party. In such case, the rights and obligations of each Party that arose prior to the termination date shall survive such termination.
4. **Disputes.** In case of dispute between the Parties, the Parties will attempt to negotiate a resolution. If a dispute remains unresolved more than thirty (30) calendar days after the commencement of negotiation, and the Parties have not agreed to extend such date, then the Parties shall pursue mediation. If any dispute remains unresolved more than sixty (60) calendar days after the commencement of mediation, then either Party may pursue arbitration. No litigation will be commenced by either Party unless all of the foregoing steps have been pursued to completion.
5. **Choice of Law, Venue.** The validity, interpretation, and performance of this agreement shall be governed by the laws of the state in which the Work is performed. The venue for resolving any dispute shall be the county in which the Work is performed.
6. **Force Majeure.** Neither McKinstry Co, LLC nor Customer shall be considered in breach of this agreement to the extent that the Party's performance is prevented by an event or events that are beyond the control of such party, including but not limited to acts of God, fire, earthquake, flood, storm, war, rebellion, revolution, insurrection, riot, strike, nuclear contamination, and/or acts or threats of terrorism.
7. **No Waiver.** No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver.
8. **Intellectual Property.** Intellectual property provided by McKinstry Co, LLC to Customer as part of the Work are instruments of service owned by McKinstry Co, LLC and are not "work made for hire" as such term is defined under U.S. copyright law. When the Work is performed to completion, McKinstry Co, LLC grants to Customer a limited license to use the Intellectual Property to operate, maintain, renovate, and manage the subject matter of the Work.
9. **Damages.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, OR SIMILAR, DAMAGES OR LOSSES, INCLUDING LOSS OF PROFITS, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER BASED IN CONTRACT OR TORT OR ANY OTHER THEORY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHERMORE, THE TOTAL AGGREGATE LIABILITY OF EITHER PARTY, UNDER ANY THEORY, IS LIMITED TO THE AGREEMENT PRICE.
10. **Indemnification.** McKinstry Co, LLC shall indemnify and hold harmless Customer from and against all third party claims, damages, losses and expenses for bodily injury, sickness, disease, or death or destruction of tangible property, directly arising from McKinstry Co, LLC's performance of the Work, but only to the extent caused by the negligent acts or omissions of McKinstry Co, LLC.
11. **Severability, Survival.** If any portion of this agreement shall be held invalid in whole or in part under any law, rule, regulation, or order, then such portion shall remain in effect only to the extent permitted, and the remaining portions of the agreement shall remain in full force and effect. Any invalid portions shall be substituted with an interpretation that most accurately reflects the Parties' intentions.
12. **Amendment.** This agreement may not be amended except pursuant to a written amendment signed by an authorized signer of each Party.
13. **Complete Agreement.** This agreement, including the exhibits attached hereto, is a fully integrated agreement. Any legal terms and conditions appearing elsewhere in this agreement shall be ignored to the extent they

contradict or are inconsistent with the terms and conditions contained in the foregoing numbered list. All previous agreements between McKinstry Co, LLC and Customer as to the Work are superseded by this agreement.

14. **Warranties.** Customer shall receive a one (1) year warranty that covers labor and materials provided by McKinstry Co, LLC as part of the Work. This warranty commences on the date that the portion of the Work warranted is substantially complete. However, McKinstry Co, LLC makes no warranty whatsoever regarding components of the Work provided by third parties, and in such case the terms of the third party's warranty, including manufacturers' warranties, if any, shall apply between Customer and the third party. THE WARRANTIES IN THIS SECTION ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED.

Service Warranty

OUR WARRANTY TO THE CUSTOMER:

McKinstry warrants to use the industry standard knowledge, efforts, skill and judgement generally applicable within the area to perform the work specified in the Scope of Work and/or Scope of Coverage in accordance with any schedule and task list of the Service Agreement as applicable. This warranty will be in effect for a period of thirty (30) days from the completion of any service or one (1) year from the substantive completion of any repair or project. McKinstry will carry out these obligations with reasonable promptness in a workmanlike manner and strives to assure reliable equipment operation consistent with the capabilities of the equipment itself. Any warranty of goods or materials, including consumable products, shall only be that of the manufacturer, if any. Except as expressly set forth above, McKinstry is providing the services and deliverables "as is" and "with all faults" and without any warranties or representations. McKinstry hereby disclaims all implied warranties, including any warranty of fitness for a particular purpose, any warranty of merchantability and any warranty of non-infringement.

ISSUES NOT COVERED BY THIS WARRANTY:

This warranty shall not apply to equipment which (a) have been opened, disassembled, repaired, or altered by anyone other than McKinstry or its authorized representatives; or (b) have been subjected to misuse, negligence, accidents, damage, or abnormal use or service; or (c) have been operated, installed, or started up in a manner contrary to the manufacturer's instructions, or (d) have been exposed to contaminants, or corrosive agents, chemicals, or minerals, or (e) have not been fully paid for by Owner. This warranty shall not apply to consumable and/or expendable items, including filters, refrigerants, fluids, and/or lubricants.

LIMITS OF LIABILITY:

In no case shall McKinstry, its directors, officers, employees, affiliates, agents, contractors, or licensors be liable for any indirect, incidental, punitive, special, or consequential damages arising from the use of McKinstry's Service or for any other claim related in any way to McKinstry's work, even if advised of their possibility. Customer's sole and exclusive remedy and McKinstry's entire liability for any cause of action will be for McKinstry to promptly re-perform any services at McKinstry's expense or refund to Customer the fees incurred by McKinstry for that Statement of Work that gave rise to the liability. McKinstry makes no other warranties expressed or implied and its technicians are NOT authorized to make such warranties.

HOW TO OBTAIN SERVICE UNDER THIS WARRANTY:

To obtain services under this warranty, the Customer must file a claim with their assigned McKinstry Account Executive, Account Manager, or Project Manager within 30 days of discovery of the defect.

227 - Criminal Justice Training Commission Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/5/2024 3:17PM

Project Number: 40000028

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Installation of Wi-Fi enabled key locks for the two dormitory buildings located on the Burien campus.

Project Description

Project Description

This project is for the installation of WiFi enabled key locks for the two dormitory buildings located on the agency Burien campus. The dormitories house law enforcement students while attending mandated training.

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

The WSCJTC Madrona and Evergreen dormitories are existing structures located on the agency's Burien campus and were originally constructed in 1991 and 1996 respectively. The current state of the Madrona and Evergreen dormitories external access doors and individual dormitory rooms are not to agency standard concerning physical security requirements and are accessible through a push-pin cypher lock and standard key set. This antiquated approach to door security does not meet physical security requirements and is costly over time due to high volume, resident turn-over, and the potential for security breaches should outside door key access combinations or standard key sets for rooms become compromised. Security and technology upgrades are needed to ensure the health and welfare of student occupants who reside in on-campus housing during their time in training. Given the increased amount of classes WSCJTC supports in a Fiscal Year, and the amount of transitions between classes and student occupancy in the campus dormitories this security upgrade is of much importance in reinforcing longevity of operations and training.

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

This project will address the immediate and potential emergent safety concerns regarding dormitory access for our WSCJTC staff, students, and visitors. A total of forty-seven (47) WiFi cypher locks and supporting technological architecture for the security system will support both the WSCJTC Madrona and Evergreen dormitory security upgrade needs. Breakout includes the following: Dorm 3 – Seventeen (17) exterior doors to the individual dorm rooms; Dorm 2 – twenty-six (26) interior doors and four (4) exterior doors. This project can be done in two phases- design, build. All phases are included in the request. Preferred and agreed upon method of payment for this project is progress payment. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$151,257 with WSST included + 10% markup for inflation from previous year's quote).

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Capital Project Request

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Project Title: Omnibus Minor Works

Description

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

This project will address the immediate safety concern identified herein, improve community relations, enhance secure access for critical infrastructure, preserve health, and improve occupant morale. Not acting will increase the likelihood of significant reportable incidents with the potential for major implications to the agency at large, and stifle training initiatives mandated by the State of Washington.

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

The current alternatives we have explored are to maintain a comprehensive key control program and provide strict adherence to maintaining common access codes to those involved with the agency. Even with these policies and procedures in place, there are vulnerabilities with the current system which require emergency work order requests to resolve lost or stolen physical keys, and common changing of push-pin cypher codes when pass protection is compromised. This process is time consuming and costs significant resources to maintain its status. Cheaper security measures were explored via commercial off the shelf alternatives, however without proprietary systems such as ADT there are potential cyber and hacking vulnerabilities.

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

The WSCJTC student occupants and visitors will be directly impacted. It will enhance safety measures and would garner more trust from adjacent agencies and the community in which the campus resides.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations.

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Capital Project Request

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

No, this project does not contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency.

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

This proposal has a positive impact on all communities by providing safe conditions to students and guests who use the campus for dwelling, attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to improve safety, access, and physical security requirements. It will enhance our relationship with the community at large, garner trust, and broker confidence with other government entities.

14. REAPPROPRIATION: If the project was originally funded prior to the 2021-23 biennium, describe the project and each

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Capital Project Request**

2025-27 Biennium

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Project Title: Omnibus Minor Works

Description

subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

This project is not related to a reappropriation.

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

This project in not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This project has no growth management impacts.

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	151,000				151,000
	Total	151,000	0	0	0	151,000
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

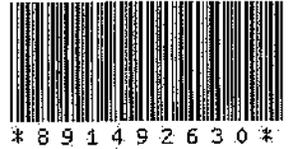
There are no significant operating impacts related to this project.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000028	40000028
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



Branch:	6840	Sales Representative:	Ian Stewart	Today's Date:	10/27/2022
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Customer Information			
Business Name:	WA STATE CRIMINAL JUSTICE	Phone:	(999)999-9999
Address:	19010 1ST AVE SOUTH TRAINING COMMISSION SEATTLE, WA 98148	Billing Address:	19010 1ST AVE SOUTH TRAINING COMMISSION SEATTLE, WA 98148

Investment Summary

Total Equipment and Installation Charge: \$124,891.89

Customer agrees to pay the Total Equipment and Installation Charge shown above, plus applicable taxes (collectively, the "Equipment Charges"). Simultaneously with the execution of this Agreement, Customer shall pay \$0.00 of these Equipment Charges, with a remaining balance of \$124,891.89 to be paid over time on a progressive basis to reflect ADT's estimated percentage of work completed and as a precondition of activation of the Equipment and, if applicable, connection to the Central Station or direct connection service.

Site Location Information			
Location Name:	WA STATE CRIMINAL JUSTICE		
Address:	19010 1ST. AVE. SOUTH TRAINING COMMISSION BURIEN, WA 98148		
Site #:	999366825	Phone:	

System Design Information			
System Design Name:	Dorm Access Control	Job #:	
Equipment Ownership:	Customer Owned		
Warranty Period:	1 Year		

Equipment List	
Qty	Description
1	***Pro Susp Plan - Tier 2; 257-512 Readers.Covers Pro / Proi Systems

Summary of Charges	
Equipment & Installation Total	\$124,891.89
Estimated Taxes	\$0.00
Monthly Fee	\$0.00

Scope Of Work

ADT Commercial will provide:

- Design Engineering
- Tier 1 Security Design Package - security drawing set will be produced in AutoCAD DWG* format from client-provided background files** and submitted in PDF and native file formats. Primary components are:
 - Scaled site and floor plans depicting location and function of each security device
 - Riser diagrams or schedules
 - Device loading schedule
- Project Management:
- Equipment, Freight, and Installation (see below ADT Commercial provided equipment)
- Setup, Programming, Testing and Commissioning
- Project Close-out
- One Year labor/Equipment Warranty (ADT Commercial provided equipment)
- Work to be performed
- 7AM - 4:30PM Monday - Friday

In the Equipment Schedule below, we have noted the locations in your facility where work will be done and equipment will be installed. In the schedule, items or work to be **provided by others** are noted in **bold**.

*Revit RVT format also available. Additional costs for labor and coordination will apply.

**ADT Commercial requires AutoCAD 'DWG' background files to produce the Security Design Drawing Package. We are able to convert other file formats including Adobe 'PDF' files, but understand that the conversion of such files may take additional time and expense.

Dorm Room Access

Client to provide:

- Access to work areas during normal business hours
- Network connectivity, open network port, POE ports, IP schema
- Wi-Fi Connectivity for all lock locations

Forty-seven (47) Wi-Fi Locks

ADT Commercial to provide and install:

- Forty-seven (47) Schlage SCH-NDEB-0107 Wi-Fi locks
- Forty-seven (47) Lenel SWG-1800-PL lock licenses
- One (1) Lenel 64ADV-64RUP sixty-four reader license pack
- Thirty-four (34) Don Jo RP-14-2-630 repair plates
- NOTES:
 - Dorm 3: Seventeen (17) exterior doors
 - Dorm 2: twenty-six (26) interior doors and four (4) exterior doors

Lenel SSA Renewal

Keeping your Software Support Agreement (SSA) up to date is important for your access control system because it provides manufacturer support. A valid SSA allows ADT Commercial access to the manufacturer technical library, technical support, and the ability to start trouble tracking tickets with the manufacturer for your access control system. The SSA also allows access to the latest developed software from the manufacturer which can include new product support, new features, patches, and updates. A valid SSA increases ADT Commercial's ability to service and maintain your access control system. ADT Commercial labor is not included in this agreement and is invoiced separately as time and materials.

System Information

System: Lenel

System ID: 124407

Current SSA Expiration Date: 07/19/2019

Proposed SSA Expiration Date: 07/18/2023

Manufacturer Support Hours to ADT: M-F 8:30am-5pm EST

Inclusions/Exclusions

CUSTOMER agrees that at this time, the availability and price of certain Materials and Commodities ("Material") worldwide, including but not limited to, chip components, oil, gasoline, steel, aluminum and plastic products can be extremely volatile. ADT Commercial guarantees the pricing in this proposal for no more than the next thirty (30) days from the date of this Proposal. Customer further agrees that should the cost to ADT Commercial of the Materials required for this Project rise after the thirty (30) day period, ADT Commercial reserves the right to reasonably reassess the cost differential and add any increase to the above pricing.

General Notes

All prices quoted and any other offers made in this Proposal are valid for thirty (30) days from the date of this Proposal, after which they are automatically withdrawn and this Proposal shall be void.

All prices set forth in this Proposal are based on the assumption that Customer will countersign this Proposal and this Proposal will be the operative document between the parties. If instead of countersigning this Proposal, Customer submits a different document for consideration (such as a purchase order or contract), then legal review will be necessary and the prices set forth in this Proposal will be increased accordingly.

Except in the case where the "Rough Order of Magnitude Only" box is checked above, all pages of the Proposal must be initialed and/or signed where indicated and returned. Proposals returned with missing pages, initials or signatures shall be void.

Appendices

The following appendices are incorporated into the Proposal:

- | | |
|--|--|
| <input type="checkbox"/> Appendix 1: Warranty | <input type="checkbox"/> Appendix 7: Monitoring Agreement |
| <input type="checkbox"/> Appendix 2: General Terms and Conditions | <input type="checkbox"/> Appendix 8: Brivo Hosted AVC and Video Terms and Conditions |
| <input checked="" type="checkbox"/> Appendix 3: NASPO Terms and Conditions | <input type="checkbox"/> Appendix 9: Avigilon Terms and Conditions |
| <input type="checkbox"/> Appendix 4: ATM Install Terms and Conditions | <input type="checkbox"/> Appendix 10: Special Provisions |
| <input type="checkbox"/> Appendix 5: ATM Software Support Agreement | <input type="checkbox"/> Appendix 11: Rekor Products Terms and Conditions |
| <input type="checkbox"/> Appendix 6: Recurring Services Terms and Conditions | <input type="checkbox"/> Appendix 12: LiveView Technologies (LVT) Terms and Conditions |

Master Agreement

Customer and ADT are not parties to a Master Agreement (or similar document). This Proposal is governed by all terms and conditions as checked in the Appendices Section.

Customer and ADT are parties to a Master Agreement (or similar document). This Proposal is governed by the terms and conditions of such Master Agreement. However, any terms and conditions, and special provisions as checked shall apply to the Proposal as well. Items listed in this Proposal as having no warranty are applicable to this Proposal as well. In the event of any conflict between the Master Agreement and the checked provisions of this Proposal and/or any "no warranty" items in this Proposal, the provisions of this Proposal shall prevail. If Customer is not the end user (that is, if there are additional parties as set forth in the "Contract Chain" above), then Appendix 10 must be included in this Proposal. If Appendix 10 is not so included, this Proposal shall be void. Such a Master Agreement (or similar document) does not apply if NASPO is checked on this Proposal.

APPENDIX 3 – NASPO TERMS AND CONDITIONS

1. These Terms and Conditions Govern. For NASPO projects, this Appendix 3 shall be the exclusive terms of the agreement formed by Customer's acceptance of the Proposal ("Agreement") except as specifically set forth in this Appendix 3. Appendix 2, if attached to the Proposal, is void. Any terms and conditions set forth in a Master Agreement (or similar document) between the parties do not apply to the Agreement.

2. NASPO. Terms and conditions are per the Statewide Master Service Agreement #3407 dated August 15, 2017 between NASPO ValuePoint acting by and through the State of Nevada and Aronson Security Group, Inc. ("NASPO ValuePoint 3407") and Participating State Contract #03017 dated October 27, 2017 between State of Washington and Aronson Security Group, Inc. ("Participating Addendum 03017"). This proposal and its pricing, complies with ValuePoint:3407 and Participating State Contract 03017. Per Participating Addendum 03017, any purchase orders issued by purchasing entities shall include the Participating State contract number 03017 and the Lead State price agreement number 3407.

3. Wages Paid by ADT.

A. ADT and its subcontractors shall comply with all provisions of RCW Chapter 39.12. ADT and any of its subcontractors shall pay all laborers, workmen, or mechanics employed by it or them in the performance of this Agreement no less than the applicable state prevailing wage rate required by RCW Chapter 39.12. In the event the applicable wage rate(s) required to be paid by ADT or its subcontractors change during the performance of the Agreement, ADT and its subcontractors shall make any required adjustment so as to fully comply with RCW Chapter 39.12.

B. Prior to any payments being made to ADT, ADT shall file a "Statement of Intent to Pay Prevailing Wages" which has been approved by the Department of Labor and Industries as required by RCW 39.12.040.

4. Public Records Act. The Customer is subject to the disclosure obligations of the Washington Public Records Act of RCW 42.56. ADT acknowledges and agrees that any information ADT submits may be subject to public disclosure pursuant to the Public Records Act (RCW 42.56).

5. Applicable Law. ADT shall comply with all applicable federal, state and local laws and regulations including amendments and changes as they occur. All written instruments, agreements, specifications and other writing of whatsoever nature which relate to or are a part of the Agreement shall be construed, for all purposes, solely and exclusively in accordance and pursuant to the laws of the State of Washington.

6. Retainage/Bond in Lieu of Retainage.

A. Per RCW Chapter 60.28 of the Revised Code of the State of Washington, Customer may withhold the sum of five percent (5%) of the amount of each progress payment to ADT.

B. Notwithstanding the foregoing, pursuant to RCW Chapter 60.28, ADT may submit a bond in lieu of the five percent (5%) retainage that Customer would otherwise keep under the terms of the Agreement and pursuant to applicable law. In the event ADT fails at any time to pay persons protected under RCW Chapter 60.28, Customer may, at its option, resume retaining from monies earned by ADT in such amount as it would otherwise be entitled to retain had the bond not been accepted. Notwithstanding the Customer's resuming such retainage, said bond shall remain in full force and effect to the extent of its penal sum, limited to the amount of retainage released to ADT. After ADT has paid protected persons or otherwise cured any default, Customer may, at its option, again release retainage pursuant to the terms of the bond. Not less than thirty (30) days following completion of the project, Customer's receipt of an Affidavit of Wages Paid approved by the Washington State Department of Labor & Industries, and Customer's receipt of the proper releases from Washington State Department of Revenue, Employment Security Department, and Washington State Department of Labor and Industries, the original bond in lieu of retainage shall be destroyed unless the surety or ADT requests the return of the bond, in writing, prior to destruction.

C. ADT shall bear any costs associated with this bond in lieu of retainage, and the Proposal does not include any costs associated with this bond in Lieu of retainage.

D. This Section 6 does not apply to any project that is funded in whole or in part by federal transportation funds (see RCW 60.28.011).

Retention is NOT required.

Retention in the amount of five percent (5%) of the total price set forth in the Proposal (excluding taxes) is required and is subject to RCW Chapter 60.28 and this Section 6.

Retention is required. ADT has elected to issue a bond in lieu of retainage in the amount of five percent (5%) of the total price set forth in the Proposal (excluding taxes) at no cost to Customer. This bond shall be governed by RCW Chapter 60.28 and this Section 6.

7. Payment and Performance Bond.

A. Per RCW 39.08.010, to assure compliance with the terms of this Agreement, if so requested by Customer, ADT shall furnish a payment and performance bond in an amount equal to one hundred percent (100%) of the amount of the gross price set forth in the Proposal (excluding taxes). This payment and performance bond shall remain in force for a period of three hundred sixty five (365) days after final acceptance by Customer. Thirty (30) days following this expiration, the original payment and performance bond shall be destroyed unless the Surety or ADT requests the return of the bond, in writing, prior to destruction.

B. If such bond is requested in advance by Customer, an administration fee of 2.5% of the gross price set forth in the Proposal (excluding taxes) shall be added to arrive at the net price set forth in the Proposal.

C. If such bond is not requested by Customer until after the full execution of this Agreement, Customer shall enter into a change order reflecting an administration fee of 2.5% of the total price set forth in the proposal (excluding taxes). ADT shall not be required to obtain any bond until such change order has been executed by Customer.

D. In certain cases, the Customer may waive the payment and performance bond, such as for projects under \$35,000 established per the limited public works process (RCW 39.04.155(3)).

A Payment and Performance Bond is NOT required.

A Payment and Performance Bond in the amount of the gross price set forth in the Proposal (excluding taxes) is required. The total price set forth in the proposal an administration fee in the amount of 2.5% of the gross price set forth in the Proposal (excluding taxes). This bond shall be governed by RCW Chapter 39.08.010 and this Section 7.

8. Payments.

A. Customer shall be made by Customer as set forth in Section 17 of NASPO ValuePoint 3407.

B. If the Proposal specifies fixed or lump sum pricing, the Total Price will be billed at the end of each month on a progressive basis to reflect ADT's estimated percentage of work completed. ADT's estimated percentage of completion for such invoicing may, in ADT's discretion, be based on field observations, costs estimated or incurred, subcontractor estimates, and/or other reasonable factors. Billing may include invoicing of materials stored (whether stored at ADT or delivered to the installation site), and labor for design, engineering, shop set-up and site installation, including any sub-contract labor. ADT shall not be required to provide information regarding its actual costs for a fixed or lump sum Proposal.

C. If the Proposal specifies Time & Materials, GMP/GMAX/MACC, cost reimbursable, or cost-plus pricing, ADT will invoice Customer monthly based on estimates of the number of hours of labor performed and to be performed during the period covered by the estimate and the hourly rate therefore, and an itemized list of charges for subcontracts, equipment, materials, supplies and other items estimated to be incurred during the period covered by the estimate, plus applicable fees or markups. Any excess or unbilled costs will be reconciled against actuals in the final invoice.

9. Duration of Agreement. The Agreement will be effective as of the date set forth on Page 1 of the Proposal and will remain in effect until the completion of the Services. However, the Agreement may be terminated early by either party upon giving thirty (30) days written notice to the other party. If the Customer terminates the Agreement by giving such notice, Customer shall be obligated to pay ADT (i) for all Services performed up to the time of such termination, plus all costs and expenses ADT has invested in preparing to perform such Services, and (ii) the same costs set forth in Section 10 relating to changes to the Services. The termination of the Agreement shall not affect in any way any right or claim of any party incurred or accruing prior to the date of termination, including without limitation, any right or claim of ADT for compensation payable for Services performed or reimbursable expenses incurred prior to such termination date.

(REMAINDER OF PAGE INTENTIONALLY BLANK - SIGNATURES ON FOLLOWING PAGE)

Acceptance

NOTICE: Our charges under this agreement are based on your agreement to receive and pay for the services for a full Zero (0) month term.

IF THIS AGREEMENT IS TERMINATED BY YOU PRIOR TO THE END OF THE THEN-CURRENT TERM, EXCEPT AS OTHERWISE PROVIDED HEREIN, YOU AGREE TO PAY US THE SERVICE CHARGES THAT WOULD HAVE BEEN PAYABLE BY YOU FOR THE REMAINING TERM OF THE AGREEMENT BUT FOR THE EARLY TERMINATION HEREOF.

ATTENTION IS DIRECTED TO THE WARRANTY, LIMITATION OF LIABILITY AND OTHER TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT.

This Agreement is not binding upon ADT unless and until either signed by an Authorized Manager of ADT, or we begin the installation of Equipment or provision of Services. You acknowledge that you may not receive a copy of this Agreement signed by ADT's Authorized Manager, and that such lack of receipt shall not, in any way, invalidate or otherwise affect this Agreement.

- **I am at least 18 years of age, and the information I have provided is true and correct to the best of my knowledge.**
- **I have read, understood, and agree to this Agreement, which contains important information regarding the Equipment and Services provided by ADT.**
- **I understand and agree that the placement of my signature electronically on this page constitutes my electronic signature for this Commercial Schedule of Protection Proposal and Sales Agreement, which is a valid and binding signature under the Electronic Signatures in Global and National Commerce Act ("E-SIGN Act").**

Agreed and accepted as of the date set forth above. All checked items and options, and the attachments represented by such checked items and options are a part of this Proposal which, once fully executed, shall also be referred to herein as the "Agreement."

Customer Authorized Representative	Printed Name	Title	Date
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ADT Representative	Printed Name	Title	Date
--------------------	--------------	-------	------

ADT Authorized Manager	Printed Name	Title	Date
------------------------	--------------	-------	------

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:34AM

Project Number: 40000029

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Roof overlay retrofit of the Olympic Building located on the agency Burien campus.

Project Description

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

The Olympic building rooftop consisting of 27,100 sq ft of area, is over 30 years old, and past its life expectancy. The Olympic building, which serves as one of two WSCJTC campus education and administration buildings, needs repair and refurbishing of the rooftop before an inevitable emergency repair/replacement request to address health and safety concerns of the agency staff, students, and visitors is needed. There are soft spots, cracks, and leaks in the existing membrane that we have patched over the years, yet these temporary fixes do little to address energy efficiency and longer-term health and safety considerations for the building and occupants. WSCJTC is requesting to fund a project to prepare the current rooftop and install a complete Carlisle membrane system over the existing roof structure on the agency's Olympic building. The life expectancy for this cost efficient and clean building performance initiative is 20 years providing ample time for the agency to meet strategic plans, future missions, and goals.

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

This project will address the safety issues and concerns, ensure health and wellness of occupants, and meet state sustainability initiatives through energy preservation. This project can be done in 3 phases- removal of existing rooftop components, supply and installation of new membrane and supporting components, and cleanup of area. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$420,965 with WSST included + 10% for inflation from 2023 proposal).

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

The project will address overdue repair and refurbishing of the Olympic building rooftop before more costly repair/replacement to address health and safety concerns of the agency staff, students, and visitors is needed. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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Version: C7 2025-2025 Agency Capital Budget

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Project Number: 40000029

Project Title: Omnibus Minor Works

Description

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency's facilities department has conducted reoccurring inspections and patchwork on failing rooftop areas over the past 10 years. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each fiscal year.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the health and safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions. 9. If the project is

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Capital Project Request

2025-27 Biennium

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Project Title: Omnibus Minor Works

Description

linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project helps contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency through the installation of a new roof membrane which will reduce the amount of energy loss from HVAC systems due to an aging and inefficient rooftop membrane on the Olympic building in its present state.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay Tax Credit.

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

This project is needed to improve safety, sustain critical infrastructure, and safeguard the wellness of occupants. It will enhance our relationship with the community and other government entities promoting stewardship of state resources.

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

This project is not related to a reappropriation.

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

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Project Number: 40000029

Project Title: Omnibus Minor Works

Description

salmon recovery plan, and/or advances a known tribal priority.

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	421,000				421,000
	Total	421,000	0	0	0	421,000
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

The replacement of the Olympic Building roof has no expected operating impact.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000029	40000029
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

19010 1st Ave S



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 50 ft



19010 1st Ave S

Building



Directions



Save



Nearby



Send to
phone



Share

 19010 1st Ave S, Burien, WA 98148

At this place

Criminal Justice Training Center

4.1 (17)

School · Floor 1

Open · Closes 4PM





Google



Proposal

Appendix A

04/14/2023

Submitted to
WA State Criminal Justice Training Center
19010 1st Ave S
Burien WA 98148

(206) 321-0043 Doug Arns

Job Site **Job Number: 230422**
CJTC Olympic Center 2023
19010 1st Ave S
Burien WA 98148

Work Scope:

- Safely access and load roof with all materials and equipment.
- Remove existing walk pads and dispose of debris at an approved dump site.
- Prepare existing single-ply roof system for new Carlisle 60mil TPO system overlay installation.
- Supply and install new Carlisle TPO clad 24-gauge metal around entire roof perimeters.
- Supply and install new Carlisle HP Protective Mat over entire roof field (mechanically attached).
- Supply and install new Carlisle Sure-Weld 60mil TPO roof system over entire roof surface (Rhinobond attached).
- Detail all penetrations using new Carlisle Sure-Weld 60mil TPO membrane and Carlisle TPO accessories.
- Supply and install new Carlisle Walkway (walk pads) at 500 feet of designated walkway areas.
- Clean up and haul away work related roofing debris from job site each day.

Roof Size: Approx. 27,100 sq. ft. (includes parapet walls)

Fields Roof Service 2 year guarantee on workmanship.

Carlisle-Syntec 20 year NDL Full System Warranty Included in Price Quote.

Note: Any necessary substrate replacement or any necessary additional wood work will be based on time (\$82.00 per man hour) and materials.

Exclusions: City permit, WSST, existing roof removal and/or disposal, existing metal flashings removal and/or disposal, HVAC, HVAC equipment removal, HVAC equipment reinstallation, structural engineering, skylights, smoke vents, roof hatches, downspouts, siding, plumbing, asbestos abatement, asbestos removal, insulation, R-Value, fascia board, siding, electrical disconnect and/or reconnect, curbs, venting, paint, any inside/interior debris protection, substrate replacement or other carpentry work that may be required.

\$ **347,589.00**

X _____

Base Contract Amount:

Client Signature & Date

*Proposed Contract is valid for (15) calendar days from
04/14/2023 Sean Pepper*

Please note there is a 3% fee for all credit card transactions.
Ask about our financing options.

Base Contract does not include sales tax



OWNER - CONTRACTOR AGREEMENT

8. Changed/Unknown Conditions: In the event Contractor discovers concealed conditions which differ materially from that actually known by the Contractor or from those ordinarily found to exist and generally recognized as inherent in the activities of the character provided in the Contract Documents, the Contractor shall advise the Customer of the existence of such conditions and the parties shall adjust the Contract Price and Contract Time to provide for any increase in cost or time resulting from such conditions. Customer acknowledges that Contractor may discover unsatisfactory substrate conditions that may need replacement. Contractor is not responsible for defects caused by a past failure to perform preventative maintenance. Contractor shall not be responsible for remediation or removal of any hazardous substance, including but not limited to, mold or asbestos. If Contractor encounters such conditions, it will notify Customer and stop all work until Customer has properly and lawfully corrected such a condition. Contractor is not responsible for roof, attic, sidewall, or any other type of condensation, moisture, mold fungi, or any type of sick house syndrome whatsoever. Customer is responsible for hiring an independent building consultant for insulation and venting needs or requirements. Contractor is not responsible for lack of kitchen or bathroom fans, vents, or improper ducting/piping that fail to properly remove steam/moisture from the Property.

9. Waiver of Consequential Damages: Customer agrees that it shall not seek compensation for any type of damage to the Property that could result in normal construction activity. This includes, but is not limited to: cracks or fissures in the ceiling, sheetrock texture, particle debris through tongue and groove ceilings, screws or nails penetrating water lines, electrical lines, or any type of congruity or fixture beneath the roof substrate. Customer agrees that it will not seek damages for lost rents, inconvenience or emotional suffering. Customer agrees that Contractor is not responsible for damage to underground utilities, sewer or plumbing pipes, or cracks, fissures, or stains in the driveway.

10. Electrical/Plumbing Work or Repairs: A licensed electrical or plumbing contractor should be hired by Customer (at Customer's sole expense), to complete all electrical or plumbing work needed on or near the roof surface. Contractor is not responsible for existing conditions involving electrical or plumbing work or for any repairs or replacement of electrical or plumbing needed due to working in the proximity of said components (i.e. working next to or bumping into or against flood lights, goosenecks, poles, pipes, conduit, plates, fittings, etc.).

11. Right to Stop Work: FRS shall have the right, upon forty-eight (48) hours' written notice to Owner, to stop work for convenience for cause, including Owner's failure to make timely payment(s). If any payment shall not be made to FRS when earned and payable under this agreement. FRS may keep the job idle until all payments due are received, and may, on an additional forty-eight (48) hours' written notice, permanently terminate performance under this Agreement. In the event work is stopped as a result of Owner's nonpayment to FRS, FRS shall have the right to bill Owner for all work done as of the date that work is stopped, in addition to any remedies and/or damages at law that FRS may have, and Owner shall have the obligation to pay for all work done as of the date that work is stopped. Owner and FRS agree that all warranties, whether express or implied, shall be void and unenforceable if FRS shall terminate its performance under this Agreement pursuant to this paragraph.

12. Photographs: The Contractor shall retain the right, throughout its performance of the Work and within thirty (30) days of completion of the Work, to photograph the Work; provided, further, the Contractor shall retain the right to use any such photographs for the future advertising and marketing of the Contractor's work.

13. Confidentiality: The Customer agrees not to disclose, discuss or divulge to any third party the terms and conditions hereunder, including but not limited to, the price.

14. Customer's Responsibilities: Periodic drain cleaning and downspout cleaning are the sole responsibility of the Customer, homeowner or building owner. Contractor is not responsible for periodic roof cleaning, drain cleaning, drainpipe or downspout cleaning, etc. Contractor is not responsible for maintenance or removal of roof safety anchors. Contractor is not responsible for damage done to roofing material or roof substrate by HVAC technicians, electricians, plumbers, handyman, cable television installers, or any other person walking on the roof surface. Contractor is not responsible for installation or maintenance of any type of screen or covering over roof drain holes to prevent sticks or foreign objects from entering roof drains and causing internal clogs and water backup. Customer is responsible for installation and maintenance of roof overflow drains. Customer is responsible for maintenance of all caulking areas of entire roof system. Caulking is a maintenance item, not a warranty item.

15. Warranty: The Contractor warrants all work performed under this Agreement to be free from defects in material and workmanship for { indicated in the Appendix A} time period. The Contractor's sole obligation and the Customer's sole recourse shall be for the Contractor to repair or replace any work found to be defective within the term of the warranty provided written notice thereof is given by Customer to the Contractor within the one (1) year term herein provided. THE FOREGOING WARRANTY IS IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO WARRANTIES OF HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE CONTRACTOR SHALL NOT BE LIABLE UNDER ANY CIRCUMSTANCES FOR ANY CONSEQUENTIAL, INCIDENTAL OR OTHER DAMAGES ARISING ON ACCOUNT OF SUCH DEFECTS OF THE CONTRACTOR'S WORK, AND THE REMEDIES HEREIN HAVE BEEN MUTUALLY NEGOTIATED AND ARE EXPRESSLY AGREED TO BE EXCLUSIVE.



OWNER - CONTRACTOR AGREEMENT

The Contractor's warranty excludes remedy for damage or defect caused by abuse, modifications not executed by the Contractor, improper or insufficient maintenance, vandalism, improper operation, or normal wear and tear under normal usage. If the manufacturer has provided a materials warranty, Customer agrees that if a problem with the material arises, Customer will look directly to the manufacturer for correction or compensation. High winds and storm conditions are excluded from Contractor's warranty. The above warranty is void if a person or firm other than this Contractor performs or re-performs any work within the scope of this Agreement. The Contractor must be given ample opportunity to remedy any warranty claim before any action can be commenced. This warranty is not transferable. Warranty work performed by the Contractor does not extend the warranty.

16. Insurance: If applicable, Customer may procure, at its own expense, and before commencement of any work hereunder, a broad form all risk policy of insurance, including coverage for flood, fire, theft, earthquake, and glass at least equal to the contract price, with such insurance to name the Contractor and all subcontractors as additional insureds, and to protect Customer, Contractor, and subcontractors as their interest may appear, with loss payable to Customer for the benefit of Customer, Contractor, and subcontractors. Customer will, as named insured, properly process claims with the carrier for the benefit of the Customer, Contractor, and subcontractors. Should Customer fail so to do, Contractor may procure such insurance as agent for and at the expense of Customer, but Contractor is not required to do so. Customer shall, upon request, furnish a copy of the foregoing policy to Contractor.

Customer shall obtain and pay for insurance against injury to its own employees and persons under Customer's direction and persons on the job site at Customer's invitation. Contractor shall maintain such insurance as will protect it from claims under any applicable Workers' Compensation Acts and from claims for damages because of bodily injury, including death or injury to property which may arise from and during the operation of this contract.

17. Dispute Resolution: Owner shall submit any claim in writing to FRS within fourteen (14) calendar days of Owner's discovery of facts reasonably necessary to determine the basis for existence of a claim. The claim shall include a narrative summary of the basis therefore and a breakdown and computation of all sums, time or other relief which are being sought under the claim. A representative of the party making the claim who has sufficient knowledge and authority to resolve the claim, shall schedule a meeting ("Meeting") with a representative of the other party who also has sufficient knowledge and authority to resolve the claim. The Meeting shall be held at a mutually convenient time, date and place but no later than fourteen (14) calendar days from receipt of the written claim, unless otherwise mutually agreed upon in writing by the parties. If a claim is not fully resolved at the Meeting, the claimant shall not proceed to litigation or otherwise until mediation before a single mediator under the Construction Industry Mediation Rules of the JAMS has occurred. Each party shall pay one-half of the mediation service's fees and costs and one-half of the mediator's fees and costs. Any claim not fully resolved by Mediation shall be resolved by binding arbitration conducted pursuant to the rules and under the auspices of the JAMS in Seattle, Washington. Any arbitration award by the arbitrator shall be final and binding on the parties, and subject to confirmation and reduction to judgment. In any such arbitration, the prevailing party, as determined by the arbitrator, shall recover from the non-prevailing party all of its actual costs and attorneys' fees, including expert fees, JAMS administrative fees and arbitrator fees. Nothing in Paragraph 16 shall limit or prohibit FRS from pursuing its lien rights to the maximum extent allowed by law, including, but not limited to, initiating a cause of action for lien foreclosure.

18. Waiver of Rights: Failure to enforce any rights hereunder shall not waive any rights in respect of other or future occurrences.

19. Notices: Any notice required or permitted under this Agreement shall be given by first-class mail at the address contained in this Agreement, and such address may be changed by written notice given by one party to the other from time to time. Notice shall be deemed received seven (7) calendar days after it is deposited in the mail. A copy of any mailed Notice shall be sent via e-mail.

20. Captions: The captions of this Contract shall have no effect on its interpretation.

21. Liens: In order to preserve and protect the lien rights of Contractor, Contractor hereby provides its PRE-CLAIM NOTICE OF INTENT TO LIEN, attached as Appendix C, in accordance with RCW 18.27, et seq. and RCW 60.04, et seq. By signing this Agreement, Customer acknowledges receipt of this pre-claim notice that a materialman's lien may be claimed. Customer further acknowledges a copy of the "Notice to Customer" provided by Contractor pursuant to RCW 18.27.114.

22. Severability: If any provision of this Agreement shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

23. Limitation of Remedies: Customer agrees that its sole remedy for any defective work performed by Contractor shall be limited to enforcement of the warranty provision in Paragraph 15. Contractor's maximum aggregate liability for any and all claims shall be limited to the total amount of compensation paid to Contractor under this Agreement.



OWNER - CONTRACTOR AGREEMENT

24. Permanent Anchors or Other Safety Equipment: Contractor may install permanent roof anchors or other fall-protection related equipment (collectively "Anchors") at Customer's building. Anchors are exclusively for Contractor's use when performing the work called for by this Agreement, and for Contractor's use in any future servicing of the roof at the building. Should any person or entity other than Contractor wish to make use of the Anchors, Customer shall require such persons or entities to inspect the Anchors and satisfy themselves as to the suitability of the Anchors, and Customer shall obtain the agreement of such persons or entities that use of the Anchors is strictly at their own risk. To the fullest extent permitted by law, Customer shall indemnify, defend and hold Contractor harmless from and against any and all claims, liabilities, damages, losses, costs and expenses, including reasonable attorneys' fees, asserted against Contractor and arising out of or resulting from use of the Anchors by persons or entities other than Contractor or from Customer's breach of this provision. It is expressly understood that Contractor makes no representation and has made no representation to Customer as to the working condition, structure, strength, durability, construction or any other characteristic of the Anchors. Contractor is not responsible for maintenance, testing or future inspection of the Anchors or use of Anchors by others.

25. AHERA Compliance: If the scope of Contractor's work requires renovation, construction or demolition activities on any building built prior to 1981, the Customer and/or building owner shall engage an accredited AHERA Building Inspector to conduct an assessment of presumed asbestos materials or any other suspected asbestos materials before they may be handled as non-asbestos materials. An assessment is not needed if a material is assumed to contain asbestos and handled as asbestos. Manufacturer or construction records may be used if the lack of asbestos content was documented when the material was installed. Previous surveys and abatement records may also be used, if they cover the current work area. Inspections must cover any material Customer expects to be contacted or disturbed during work. Materials in other areas of the building or those that will remain inaccessible during work do not need to be assessed. Customer must provide a written report of the inspection findings to Contractor before the Contractor begins its scope of work. Where applicable, Customer must also give its employees and others working in the building access to the report and warn them of any materials that may be a hazard.

26. Representation on Authority of Parties/Signatories: Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

Appendices attached hereto and incorporated as part of this Agreement:

Appendix A – Scope of Work
Appendix D - Mold Addendum

Appendix B -- Change Order Form
Appendix E - COVID-19 Waiver

Appendix C – Lien Notice
Appendix F - Material Escalation

FIELDS ROOF SERVICE, INC.

WA State Criminal Justice Training Center

By: _____

By: _____

Printed Name and Date

Printed Name and Date



Appendix C

Disclosure Statement Notice To Customer

This Contractor is registered with the State of Washington, registration No. FIELDRS262L1, and has posted with the State a bond or deposit of \$12,000.00, for the purpose of satisfying claims against the Contractor for breach of contract including negligent or improper work in the conduct of the Contractor's business. The expiration date of the Contractor's registration is open until cancelled.

THIS BOND OR DEPOSIT MIGHT NOT BE SUFFICIENT TO COVER A CLAIM THAT MIGHT ARISE FROM THE WORK DONE UNDER YOUR CONTRACT.

This bond or deposit is not for your exclusive use because it covers all work performed by this Contractor. The bond or deposit is intended to pay valid claims up to \$12,000.00 that you and other customers, suppliers, subcontractors, or taxing authorities may have.

FOR GREATER PROTECTION YOU MAY WITHHOLD A PERCENTAGE OF YOUR CONTRACT.

You may withhold a contractually defined percentage of your construction contract as retainage for a stated period of time to provide protection to you and help insure that your project will be completed as required by your contract.

YOUR PROPERTY MAY BE LIENED.

If a supplier of materials used in your construction project or an employee or subcontractor of your contractor or subcontractors is not paid, your property may be liened to force payment and you could pay twice for the same work.

FOR ADDITIONAL PROTECTION YOU MAY REQUEST THE CONTRACTOR TO PROVIDE YOU WITH ORIGINAL "LIEN RELEASE" DOCUMENTS FROM EACH SUPPLIER OR SUBCONTRACTOR AT YOUR PROJECT.

The Contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the state Department of Labor and Industries.

Acknowledgment of Receipt of Notice to Customer.

Date: _____

Customer's Full Name

Signature

WA State Criminal Justice Training Center



Appendix D

Mold Addendum and Information Sheet

Mold and waterproofing concerns have become important issues to homeowners and contractors alike. This Contract Addendum is meant to educate, inform, and clarify the parties' rights and obligations concerning these important issues. In consideration of the mutual promises contained in the Construction Agreement, the parties agree as follows:

I. MOLD AND ITS CONSEQUENCES.

Mold is a type of fungus that occurs naturally in the environment, and it is necessary for the natural decomposition of plant and other organic material. It spreads by means of microscopic spores borne on the wind and is found everywhere that life can be supported. Residential home construction is not, and cannot be, designed to exclude all mold spores. If the growing conditions are adequate, mold can grow in your home.

Mold may grow in the presence of several conditions. However, moisture is the only growth factor that can be controlled in a residential setting. By minimizing moisture, a homeowner can reduce or eliminate mold from most parts of the home.

Moisture in the home can have many causes. Spills, leaks, overflows condensation, and high humidity are common sources of home moisture. Good housekeeping practices and responsible home maintenance are essential to prevent to eliminate mold growth. If moisture is allowed to remain on a nutrient source, mold can develop within 24 to 48 hours.

II. OWNER OBLIGATIONS.

A. The Owner agrees to avoid causing an elevated moisture content in, under, and around the home and take extreme caution to avoid and/or quickly clean up all known sources of elevated moisture in the home such as: plumbing leaks, appliance leakage, roof leaks, siding and flashing leaks, sprinkler overspray, and any and all other accidents and activities causing a high water and humidity content inside, under, and around the structure.

B. Within 24 hours or less of discovering a water leak related to a portion of the property still under warranty, regardless of whether the leak is sudden or slow, Owner shall notify the Contractor by phone, fax, email, and in writing of the specific problem. Owner shall take immediate steps to shut off leaking water and/or contain the water leak so as to minimize water damage to the property. Once the emergency has been contained, notify your homeowner's insurance agent of the problem, especially if the Contractor does not respond within 24 hours of being notified of the leak and/or associated problems.

C. Owner shall periodically check areas susceptible to leaking such as under sink areas, shower, bathtub, and dishwasher/appliance areas for evidence of leaks and/or mold. Eradicate any and all typical household mold, mildew, and fungus immediately upon discovery by following manufacturer's recommended instructions on the product of Owner's choice. Maintain caulking and eliminate other possible sources of slow water leaks.

D. Owner agrees to release, hold harmless, and defend Contractor for all damages, including personal injury and property damages, associated with pre existing conditions not caused by Contractor that contribute to a mold or water damage claim and any acts or omissions of Owner or third parties that occur after work is completed by Contractor leading to or causing mold or water damage.

III. CONTRACTOR OBLIGATIONS.

During the Contractor's warranty period, Contractor will repair any leak or water intrusion and related real property damage caused by the sole negligence of the Contractor. If the Contractor is out of town or unable to respond to a water leak, the Owner agrees to take all reasonable steps listed in Section II above to mitigate the damages.

IV. ADDITIONAL PREVENTATIVE STEPS RECOMMENDED BY CONTRACTOR NOT INCLUDED IN THE CONSTRUCTION AGREEMENT BETWEEN OWNER AND CONTRACTOR.

Contractor encourages Owner to hire this Contractor or a separate contractor to perform the following work, as required, and for Owner to monitor and maintain the home on a regular basis so as to avoid promoting conditions that encourage the growth of molds (Contractor and Owner must enter into a signed agreement for any of the work below that Owner would like Contractor to perform):

- A. Improve inadequate inside ventilation, and improve ventilation in inadequate and improperly vented attic spaces and sub floor areas.
- B. Install a several mil thick plastic vapor barrier over soil in under floor areas of the home.
- C. Keep humidity levels low. Install and use exhaust fans in all "wet" areas such as bathrooms, kitchens and laundry rooms, and vent clothes dryers to the outdoors.
- D. If moisture condenses on windows or other hard surfaces, raise the temperature indoors and maintain a low indoor relative humidity level.
- E. Make sure gutters and drain lines for roof water run off are present on the home and regularly cleaned in order to divert the roof water run off away from the foundation. Keep water away from foundations and maintain a minimum 2% finished grading slope away from foundations within 6 feet of the foundation.

Initial _____



- F. Check for signs of mold before bringing items into the home. Potted plants (roots and soil), furnishings, or stored clothing and bedding, as well as other household items, may contain mold. Should severe mold growth develop, call on the services of a qualified professional mold remediation contractor.
- G. Make sure there is fresh air, adequate airflow, and heat in all rooms of the house that have a potential mold problem.
- H. Inspect for leaks on a regular basis. Immediately repair water leaks, floods and spills (or have the appropriate person do so) and immediately extract water from all areas that have been subjected to flooding.

V. DISCLAIMER AND WAIVER.

Whether or not you as an Owner experience mold growth depends largely on how you manage and maintain your home.

Owner and Contractor hereby agree that under no circumstances shall the Contractor be responsible for personal injury, consequential and incidental damages, special damages, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects related to any mold, mildew, organic pathogen, or similar type of claim caused by the Owner, separate contractor, Owner's agent, heirs, or successors in interest against the Contractor or any subcontractor or material supplier that contributed to the Owner's work of improvement.

VI. EXISTING MOLD CONCEALED SITE CONDITIONS.

A. The Owner is advised that mold can grow and be present in concealed areas of the home, such as the interior of walls, beneath flooring, or above ceilings. The Contractor has made no analysis or verification of existing mold growth, and assumes no responsibility for such a determination. The Contractor shall not be responsible for the detection, containment, or remediation of any existing mold. Remodeling may involve both demolition and reconstruction. The Owner is advised that if existing mold is present in the home, the demolition process potentially could result in the release and dissemination of mold and mold spores to other areas of the house. The Contractor shall not be liable for any effects or possible damage caused by the release of existing mold in and around the home. Unless due to Contractor's negligence, the Owner waives all claims against the Contractor based, in whole or in part, on the release or spread of existing mold during the remodeling process, and will indemnify and hold the Contractor harmless from all legal claims in that regard.

B. In the event that the Contractor encounters what Contractor reasonably believes to be existing mold within the home, the Contractor reserves the right to stop work and to remove his employees, equipment, and materials from the site. It shall be the sole responsibility of the homeowner to properly contain existing mold contamination and to properly conduct remediation of the existing mold by appropriate measures using qualified experts, as necessary. In the event that the Owner does not properly contain and/or conduct remediation of the existing mold to the satisfaction of the Contractor within a reasonable period of time (a reasonable period of time is determined to be three days), then the Contractor shall have the sole and exclusive option to cancel the Contract in writing and be paid in full for all work performed through the date the work was stopped and for all stored materials, along with an amount equal to 5% of the Contract amount which shall be compensation to Contractor for his financial losses associated with not being able to continue on with the work and complete the job. This 5% payment shall be a liquidated damage under the Contract due to the difficulty of determining Contractor's exact damages and is not a contract penalty for the Owner.

C. If the Contractor incurs additional costs due to the presence of pre existing mold and/or is delayed due to the presence of or remediation of pre existing mold and does not cancel the contract with the Owner, the Contractor shall be entitled to an equitable adjustment in the Contract Price and Contract Schedule in accordance with Contractor's losses and delays.

D. This Notice, Disclosure, and Disclaimer Agreement is hereby appended to and made a part of the Agreement Between Owner and Contractor. The consideration for this Agreement shall be the same consideration as stated in this Contract. Should a court of competent jurisdiction rule any term or provision of this Agreement invalid or unenforceable, the remainder of this Agreement shall nonetheless stand in full force and effect.

I have read, understand and agree to the terms and conditions contained in this Mold Addendum and I understand and agree that this Addendum shall be binding between the parties.

Fields Roof Service, Inc.

WA State Criminal Justice Training Center

Owner / Representative

Owner / Representative

Printed Name

By

Date

Date



Appendix E

COVID-19 Liability Release Waiver

In March 2020, the World Health Organization declared the COVID-19 a pandemic. Reports indicate that COVID-19 is highly-contagious; individuals infected with COVID-19 can be asymptomatic for 14 days or longer, such individuals can spread COVID-19 while unaware that they are infected, and the virus may remain on contaminated surfaces for up to 72 hours. Accordingly, there is now an inherent risk in the activity of moving forward with the Project. In light of the foregoing and Customer's desire to proceed with the Project, and for the good and valuable consideration of providing essential services during this pandemic, the Parties agree to the following:

Although Contractor will take reasonable precautions including following CDC and OSHA guidelines, Contractor has not and cannot make any guarantees, representations or warranties, either express or implied, with regard to COVID-19, including the spread and transmission of same, and hereby disclaims all liability associated with the unintentional spread or transmission of COVID-19.

Customer, on behalf of its heirs, agents, tenants and assigns ("Customer Parties"), hereby waives and releases Contractor and Contractor's past, present or future heirs, insurers, sureties, agents, employees, officers, directors, partners, shareholders, subcontractors, suppliers, and vendors ("Contractor Party/Parties") from any and all past, present, or future actions, claims, demands, damages, debts, liabilities, causes of action, rights of action, actions, suits, costs, attorneys' fees, court costs, and losses, of whatever nature, character or description, whether at law or equity, whether known or unknown, whether anticipated or unanticipated, which any of the Customer Parties now has or which may hereafter accrue, whether based in whole or in part related to the unintentional spread or transmission of COVID-19. This provision expressly excludes any gross negligence or willful/wanton conduct by the Contractor Parties.

The Customer Parties hereby agree to forever forebear from asserting or pursuing against the Contractor Parties any actions, claims, demands, damages, debts, liabilities, causes of action, rights of action, actions, suits, costs, attorneys' fees, court costs, and losses, of whatever nature, character or description, whether at law or equity, whether known or unknown, whether anticipated or unanticipated, whether based in whole or part on the negligence in whole or part related to the unintentional spread or transmission of COVID-19. This provision expressly excludes any gross negligence or willful/wanton conduct by the Contractor Parties.

In the event that any part, term, or provision of the foregoing COVID-19 provisions are determined by a court of competent jurisdiction or arbitrator to be unenforceable, invalid, or in conflict with any applicable law, the parties agree that the validity of the remaining portions of this COVID-19 provisions shall be binding and valid.

WA State Criminal Justice Training Center

Owner / Representative

By

Date



Appendix F

Escalation Clause for Materials

NOTE: The price indicated in the Scope of Work has been calculated based on current prices for certain materials. The Contractor agrees to use its best efforts to obtain the lowest possible prices from available material suppliers, but should there be an increase above 3% in the prices of any materials that must be purchased after execution of the Contract, the Customer agrees to pay that cost increase to the Contractor upon the Contractor providing written proof to the Customer as to the specific materials price increase.

Should the Customer wish to terminate the Contract specifically due to a significant materials price increase, the Customer may terminate by providing written notice of termination to the Contractor and payment to the Contractor for all costs expended in performance of the Contract to the date of termination, plus payment of a prorated percentage of the Contractor's profits based on the percent of completion and payment for any custom-order materials (regardless of the reason for termination).

Futhermore, should the price of any specific Scope of Work line item increase by 10% or more, Contractor may, at it's sole discretion, terminate the Contract for convenience pursuant to paragraph entitled "Right to Stop Work" of the Contract

WA State Criminal Justice Training Center

Owner / Representative

By

Date

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Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:35AM

Project Number: 40000030

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Repair, reseal concrete walkway surfaces on the agency Burien campus.

Project Description

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

The WSCJTC Burien main campus concrete walkway surfaces are over 50 years old as part of the original structure. They are in dire need of repair and refurbishing. There is significant erosion, concrete breakup, and cracks that we have continually patched over the years. A safety concern from occupants is repeatedly brought up, as a general safety WSCJTC is requesting to fund a project to remove risk areas, replace, repair, and reseal walkways throughout the Burien campus. The status of concrete walkways presents significant health and safety risks, and there have been a few incidents where occupants have either slipped, tripped, or fallen due to the current state of the walkways.

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

This project will address the safety issues and concerns, allow more visibility, identify spaces, correct water runoff and drainage. This project can be done in 3 phases- courtyard area, memorial area, walkway sections from building to building. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$369,000 with WSST included + 10% for inflation from 2023 proposal).

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

The project will address the safety concern, community relations, improve flow, visible signage, improve water flow and drainage, improve occupant morale, increase safety. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency's facilities department has repaired walkways and joints throughout the campus over the previous two biennia. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these

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Project Number: 40000030

Project Title: Omnibus Minor Works

Description

emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each FY. Further, it insulates our agency from potential liability and unacceptable risk.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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Project Number: 40000030

Project Title: Omnibus Minor Works

Description

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

No, this project does not contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency.

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

This proposal has a positive impact on all communities by providing safe conditions to students and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to improve safety, trafficability, and water runoff. It will enhance our relationship with the community and other government entities.

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

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Capital Project Request**

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:35AM

Project Number: 40000030

Project Title: Omnibus Minor Works

Description

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	369,000				369,000
	Total	369,000	0	0	0	369,000
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

There are no operating impacts related to this project to repair walkways.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000030	40000030
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



**SILER'S
CONCRETE CUTTING**

Estimate	
Date	Estimate #
5/1/2023	1361

Phone #	Po Box 68886
206-901-9383	Seattle, Wa, 98168

Name / Address

State Agencies
19010 1st Ave S,
Burien, WA 98148, USA

Description	Qty	Cost	Total
Slab Saw Court Yard, Sidewalks, and sections of Memorial Garden is 4534sf of 4in concrete cut, Slurry control, Remove and replace with broom finish		118,350.00	118,350.00T
Slab Saw Court Yard, sidewalks, and Memorial Garden is 7144sf of 4in Concrete Cut, Slurry Control, Removan and replace with broom Finish		186,479.00	186,479.00T
Any Changes in Depth, Rebar Spec, or Additional Square footage will require a change order			

All Estimates Are Good for 30 days		Subtotal	\$304,829.00
		Sales Tax (10.1%)	\$30,787.73
		Total	\$335,616.73
Sign	Date		

Stand By Rates Apply per Hour per Guy. Show Up Rates Apply If Job is Not Ready/Layed Out.

Total Estimate Price is based on the above work. Siler's Concrete Cutting reserves the right to increase estimate pricing accordingly, this excludes lay out, and standby time will be billed per hour, per man. Siler's Concrete Cutting is not responsible for cutting or drilling into anything covered by asphalt or concrete.

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:37AM

Project Number: 40000031

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026
Project Class: Preservation
Agency Priority: 3

Project Summary

Repair and reseal of parking lots.

Project Description

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

The parking lots impervious surface are over 50 years old as part of the original structure. They are in dire need of repair and refurbishing. There are soft spots and cracks that we have patched over the years. A safety concern from occupants is repeatedly brought up, as a general safety WSCJTC is requesting to fund a project to repair, reseal and paint curbs, parking spaces, crossing, handicapped markings, signs, campus directional signs, and lane markings for emergency service vehicles.

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

This project will address the safety issues and concerns, allow more visibility, identify spaces, correct water runoff and drainage. This project can be done in 3 phases- Main Lot and 4 entrances, Student row and Back lot, Facilities side yard and mock city lot. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$211,943 with WSST included + 10% for inflation from 2023 proposal).

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

The project will address the safety concern, community relations, improve flow, visible signage, improve water flow and drainage, improve occupant morale, increase safety. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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

The current alternatives we have explored is to do emergent and persistent patch work with existing internal operating funds. Our agency's facilities department has repaired sink holes as big as 600 sq ft and as small as 2 sq ft. It would be costly, ineffective, and unsafe to continue to do repair and patch work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while

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*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:37AM

Project Number: 40000031

Project Title: Omnibus Minor Works

Description

adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each FY.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

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Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:37AM

Project Number: 40000031

Project Title: Omnibus Minor Works

Description

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

No, this project does not contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency.

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

This proposal has a positive impact on all communities by providing safe conditions to students and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to improve safety, visibility, and water runoff. It will enhance our relationship with the community and other government entities.

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

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

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Capital Project Request**

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:37AM

Project Number: 40000031

Project Title: Omnibus Minor Works

Description

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	212,000				212,000
	Total	212,000	0	0	0	212,000
			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

There are no operating impacts related to repair of the parking lots.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000031	40000031
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



Maintenance, Inc.

Complete and Reliable Parking Lot Service

P.O. BOX 66956 BURIEN WA 98166 (206) 246-3237 (206) 246-1167 FAX

Proposal and Contract

Customer: Criminal Justice Training Center
19010 1st Ave South
Burien WA 98148
Bob Sanchez

rsanchez@cjtc.wa.gov

WE PROPOSE TO FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE FOLLOWING WORK IN A SENSIBLE AND WORKMANLIKE MANNER, ACCORDING TO STANDARD PRACTICES.

Yard Paving, new asphalt, approx 6,000 SF \$36,500.00+tax

Prep and grade base as needed for proper slope for water drainage. Dump removed gravels/sub-grade on site.
Provide, install and compact finished 3" layer of HMA 1/2" asphalt. Seal adjacent asphalt edges.
Includes inside fenced lot with drive lane and dumpster pad.

Asphalt Patching approx 3,075 SF \$20,000.00+tax

Remove and haul away 2" layer of damaged/distressed asphalt at approx 8 locations.
Remove and haul away topical tree roots at approx 4 locations.
Prep and compact base as needed.
Provide, install and compact finished 2" layer of HMA 1/2" asphalt. Seal adjacent asphalt edges.
Includes repairs throughout entire complex.

Extruded Curb Repairs, approx 500 LF \$15,500.00+tax

Remove and haul away damaged/distressed curbing at approx 10 locations in main lot and north lot.
Provide, install and finish new 6" x 8" cement extruded curbing.

Sealcoating, approx 365,000 SF \$86,500.00+tax

Surface prep to remove loose debris. Seal major cracks in asphalt with crack-filer.
Provide and apply one coat of utility grade water-based asphalt emulsion sealer to all asphalt.
Done in approx 5 mobilizations. Need two days shut down per section.

Striping \$16,500.00+tax

Re-stripe lot as existing for all parking stalls, handicap with access aisles, curbing, stenciling and all misc striping.

All work INCLUDES PREVAILING WAGES and to be done in multiple phases, mobilizations, Monday to Friday 7am-4pm

BID EXCLUDES: PERMITS, TRAFFIC CONTROL, FLAGGING, FEES, UTILITIES, LANDSCAPING, LOCATES, CATCH BASINS, TESTING, FENCING, ENGINEERING, RESPONSIBILITY OF FUTURE GROUND SETTLING, RESPONSIBILITY OF TREE LIFE LOSS DUE TO ROOT REMOVAL.

ADDED COST IF SIZE, SCOPE, MATERIALS, THICKNESS AND MOBILIZATION DIFFERS.

All work in sections above is to be completed for the sum of \$ 175,000.00 + 10.1 % tax = \$ 192,675.00

Terms: due upon completion, 1.5% per month on accounts past 30 days.

any fees associated with collections of unpaid invoices will be the sole responsibility of the customer.

credit card payments add 3.5% service fee.

Respectfully submitted by Bruno DeSimone Date August 9, 2021

(see attached terms and general conditions)

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:38AM

Project Number: 40000032

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026
Project Class: Preservation
Agency Priority: 3

Project Summary

Addition of cooling equipment for the Mock City training building existing heating system.

Project Description

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

Our agency's Mock City training facility has two heating systems for the individual rooms located above the ceiling next to each other. SFG-1, a Reznor 250,000 Btu Duct Furnace, & SFG-2, a Lennox 80% 1-stage 75,000 Btu Horizontal Furnace. A proposal to replace SFG-2, as well as the addition of a cooling coil and condensing unit for each heating system has been requested by WSCJTC. The Condensing Units are to be located inside the cyclone fence cage area. Replace existing thermostat type controls with like kind. New concrete housekeeping pad for Condensing Units will be required. A proposal to replace and upgrade these units and ancillary systems is requested by WSCJTC to improve the health and safety of our occupants.

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

This project will furnish and install a custom 3-circuit cooling coil and three 4-ton, 15 SEER Carrier single stage Condensing Units and install a new thermostat. Replace SFG-2 with a Carrier 80% (to use existing exhaust flue), 2-stage, 70,000 Btu Horizontal Multi-Position Gas Furnace. A 4-ton, 15 SEER Carrier single stage Condensing Unit and "N" Coil will be added/installed to provide cooling for this ductwork circuit. Insulated refrigerant linesets will be run through the attic space, through an exterior wall and into the fenced area where the condensing Units will be located Power circuits for all new Condensing Units will be run from power distribution panel inside the building Existing supply and return ductwork will be reused with duct transitions as necessary Mixing boxes/Economizers will not be installed if they are not currently installed. A concrete housekeeping pad, up to 100 sq. ft. will be provided for the four new condensing units. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. Additional scope of work includes all labor and materials. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$194,428 with WSST included + 10% for inflation from 2023 proposal).

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

This project will provide WSCJTC with the installation of a current and reliable source of climate control for the Mock City building, our premiere training location on the agency's campus, and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training. Taking no action will result in possible future expenditures to repair or replace training equipment and facilities that

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

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Project Number: 40000032

Project Title: Omnibus Minor Works

Description

staff, students, and adjacent agencies depend on for consistent training.

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

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will upgrade old HVAC units that are past their useful life expectancy and are not energy efficient per business standards established by State and Federal regulations, nor do they provide cooling an ever-increasing warming environment during the spring and summer months.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught. Currently, the lack of a cooling system and insufficient heating system struggles to keep a consistent comfortable environment to training and work.

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

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

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

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Date Run: 9/4/2024 10:38AM

Project Number: 40000032

Project Title: Omnibus Minor Works

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to eliminate the use of obsolete and aging HVAC equipment, reduce WSCJTC carbon footprint, save energy, and lower maintenance costs.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project would need to be funded so WSCJTC meets or exceeds State and Federal mandates on the use of energy efficient HVAC systems, to ensure a comfortable training environment, and sustain health and safety standards for agency occupants.

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

This project is not related to a reappropriation.

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:38AM

Project Number: 40000032

Project Title: Omnibus Minor Works

Description

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

This project is not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	194,000				194,000
	Total	194,000	0	0	0	194,000
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

There are no anticipated significant operating impacts from this request.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000032	40000032
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

WSCJTC

4/20/2023

Washington State Criminal Justice Training Commission
19010 1st Avenue South
Burien, WA 98148

Attn:
Brandon Benitez
brandon.benitez@cjtc.wa.gov
206.835.7327

RE: Addition of Cooling Equipment for the Mock City Building existing heating systems

Thank you for the opportunity to provide the following proposal. We have been asked to propose the addition of Cooling to the Mock City existing HVAC systems. The details and recommendations are listed below.

EXISTING CONDITIONS:

- Mock City has two heating systems for the individual rooms located above the ceiling next to each other. SFG-1, a Reznor 250,000 Btu Duct Furnace, & SFG-2, a Lennox 80% 1-stage 75,000 Btu Horizontal Furnace. A proposal to replace SFG-2, as well as the addition of a cooling coil and condensing unit for each heating system has been requested by CJTC. The Condensing Units are to be located inside the cyclone fence cage area. Replace existing thermostat type controls with like kind. New concrete housekeeping pad for Condensing Units will be required.

RECOMMENDATIONS:

- SFG-1 – Install a custom 3-circuit cooling coil and three 4-ton, 15 SEER Carrier single stage Condensing Units. Install new thermostat
- Replace SFG-2 with a Carrier 80% (to use existing exhaust flue), 2-stage, 70,000 Btu Horizontal Multi-Position Gas Furnace. A 4-ton, 15 SEER Carrier single stage Condensing Unit and "N" Coil will be added/installed to provide cooling for this ductwork circuit
- Insulated refrigerant linesets will be run through the attic space, through an exterior wall and into the fenced area where the Condensing Units will be located
- Power circuits for all new Condensing Units will be run from power distribution panel inside the building
- Existing supply and return ductwork will be reused with duct transitions as necessary
- Mixing boxes/Economizers will not be installed if they are not currently installed
- A concrete housekeeping pad, up to 100 sq. ft. will be provided for the four new condensing units

Our scope includes labor and materials to:

- Construct up to 100 sq. ft. concrete housekeeping pad inside fenced area outside of Mock City Building
- SFG-1
 - Furnish and install new custom Carrier 3-circuit Cooling Coil into existing ductwork. Modify ductwork as required
 - Furnish and install insulated refrigerant linesets that runs out to fenced in cage area
 - Furnish and install condensate drain
 - Furnish, set and seismically secure three Carrier 4-ton Condensing Units to new housekeeping pad
 - Connect lineset, evacuate and charge
 - Provide power circuit to Condensing Units
 - Provide and connect control wiring and new thermostats/controllers
 - Startup and Test
- SFG-2
 - Disconnect power, control and gas. Remove furnace and dispose per EPG guidelines
 - Furnish and install new Carrier Furnace and Cooling Coil into existing ductwork. Modify ductwork as required
 - Furnish and install insulated refrigerant lineset that runs out to fenced in cage area
 - Furnish and install condensate drain
 - Furnish, set and seismically secure condensing unit to new housekeeping pad
 - Connect lineset, evacuate and charge
 - Provide power circuit to Condensing Unit
 - Provide and connect control wiring and new thermostat/controller
 - Startup and Test
- Warranty coverage provided per Service Warranty

EXCLUSIONS:

- Engineering, drawings, permit & permit fees
- Patch and Paint
- Any structural modifications required
- Anything not included in above scope
- Existing conditions
- Overtime or shift premium
- Washington State Sales Tax
- Performance and/or Payment Bond (will be added if and when required)

QUALIFICATIONS:

- McKinstry assumes that that the SCCR (Short Circuit Current Rating) is less than the Available Fault Current at the point of connection
- All work to be performed during normal working hours, Monday through Friday, 6AM to 4 PM
- Carrier Units are in current vendor inventory. Custom coil has 10+ week lead time from date of order

LUMP SUM FOR ABOVE SCOPE OF WORK: \$160,539.00 NOT INCLUDING WSST

Payment is due in full upon substantial completion. This proposal is valid for 45 days from the date proposed.

Upon your favorable review, please sign and return this proposal for scheduling and implementation. Should you have any questions or require additional information, please feel free to call me at 206.832.8104.

Sincerely,

Mark Hankin
Project Executive
McKinstry Co, LLC
markhan@McKinstry.com

Acceptance:

Customer Signature and Date

Terms and Conditions

1. **Performance of Work.** McKinstry Co, LLC shall perform the scope of work ("Work") specified herein. McKinstry Co, LLC shall furnish all services necessary to perform the Work and perform the Work to completion diligently, expeditiously and with adequate forces. Customer shall use its best efforts to provide all information, materials, documents, and assistance that is reasonably required for McKinstry Co, LLC to perform any and all aspects of the Work.
2. **Payments.** Customer shall pay McKinstry the compensation specified herein ("Price") for the value of Work that McKinstry has completed, as the Work is completed. An advance payment of no more than 20% may be invoiced on acceptance of this proposal to cover initial costs such as project management, engineering, permits, etc. Customer shall pay McKinstry within fifteen (15) days of receiving an invoice. McKinstry will be entitled to interest at the rate of 1.5 percent per month on all sums overdue and unpaid from the date due.
3. **Termination.** Either Party may terminate this agreement upon fifteen (15) days written notice to the other Party. In such case, the rights and obligations of each Party that arose prior to the termination date shall survive such termination.
4. **Disputes.** In case of dispute between the Parties, the Parties will attempt to negotiate a resolution. If a dispute remains unresolved more than thirty (30) calendar days after the commencement of negotiation, and the Parties have not agreed to extend such date, then the Parties shall pursue mediation. If any dispute remains unresolved more than sixty (60) calendar days after the commencement of mediation, then either Party may pursue arbitration. No litigation will be commenced by either Party unless all of the foregoing steps have been pursued to completion.
5. **Choice of Law, Venue.** The validity, interpretation, and performance of this agreement shall be governed by the laws of the state in which the Work is performed. The venue for resolving any dispute shall be the county in which the Work is performed.
6. **Force Majeure.** Neither McKinstry Co, LLC nor Customer shall be considered in breach of this agreement to the extent that the Party's performance is prevented by an event or events that are beyond the control of such party, including but not limited to acts of God, fire, earthquake, flood, storm, war, rebellion, revolution, insurrection, riot, strike, nuclear contamination, and/or acts or threats of terrorism.
7. **No Waiver.** No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver.
8. **Intellectual Property.** Intellectual property provided by McKinstry Co, LLC to Customer as part of the Work are instruments of service owned by McKinstry Co, LLC and are not "work made for hire" as such term is defined under U.S. copyright law. When the Work is performed to completion, McKinstry Co, LLC grants to Customer a limited license to use the Intellectual Property to operate, maintain, renovate, and manage the subject matter of the Work.
9. **Damages.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, OR SIMILAR, DAMAGES OR LOSSES, INCLUDING LOSS OF PROFITS, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER BASED IN CONTRACT OR TORT OR ANY OTHER THEORY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHERMORE, THE TOTAL AGGREGATE LIABILITY OF EITHER PARTY, UNDER ANY THEORY, IS LIMITED TO THE AGREEMENT PRICE.
10. **Indemnification.** McKinstry Co, LLC shall indemnify and hold harmless Customer from and against all third party claims, damages, losses and expenses for bodily injury, sickness, disease, or death or destruction of tangible

property, directly arising from McKinstry Co, LLC's performance of the Work, but only to the extent caused by the negligent acts or omissions of McKinstry Co, LLC.

11. **Severability, Survival.** If any portion of this agreement shall be held invalid in whole or in part under any law, rule, regulation, or order, then such portion shall remain in effect only to the extent permitted, and the remaining portions of the agreement shall remain in full force and effect. Any invalid portions shall be substituted with an interpretation that most accurately reflects the Parties' intentions.
12. **Amendment.** This agreement may not be amended except pursuant to a written amendment signed by an authorized signer of each Party.
13. **Complete Agreement.** This agreement, including the exhibits attached hereto, is a fully integrated agreement. Any legal terms and conditions appearing elsewhere in this agreement shall be ignored to the extent they contradict or are inconsistent with the terms and conditions contained in the foregoing numbered list. All previous agreements between McKinstry Co, LLC and Customer as to the Work are superseded by this agreement.
14. **Warranties.** Customer shall receive a one (1) year warranty that covers labor and materials provided by McKinstry Co, LLC as part of the Work. This warranty commences on the date that the portion of the Work warranted is substantially complete. However, McKinstry Co, LLC makes no warranty whatsoever regarding components of the Work provided by third parties, and in such case the terms of the third party's warranty, including manufacturers' warranties, if any, shall apply between Customer and the third party. THE WARRANTIES IN THIS SECTION ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED.

Service Warranty

OUR WARRANTY TO THE CUSTOMER:

McKinstry warrants to use the industry standard knowledge, efforts, skill and judgement generally applicable within the area to perform the work specified in the Scope of Work and/or Scope of Coverage in accordance with any schedule and task list of the Service Agreement as applicable. This warranty will be in effect for a period of thirty (30) days from the completion of any service or one (1) year from the substantive completion of any repair or project. McKinstry will carry out these obligations with reasonable promptness in a workmanlike manner and strives to assure reliable equipment operation consistent with the capabilities of the equipment itself. Any warranty of goods or materials, including consumable products, shall only be that of the manufacturer, if any. Except as expressly set forth above, McKinstry is providing the services and deliverables “as is” and “with all faults” and without any warranties or representations. McKinstry hereby disclaims all implied warranties, including any warranty of fitness for a particular purpose, any warranty of merchantability and any warranty of non-infringement.

ISSUES NOT COVERED BY THIS WARRANTY:

This warranty shall not apply to equipment which (a) have been opened, disassembled, repaired, or altered by anyone other than McKinstry or its authorized representatives; or (b) have been subjected to misuse, negligence, accidents, damage, or abnormal use or service; or (c) have been operated, installed, or started up in a manner contrary to the manufacturer’s instructions, or (d) have been exposed to contaminates, or corrosive agents, chemicals, or minerals, or (e) have not been fully paid for by Owner. This warranty shall not apply to consumable and/or expendable items, including filters, refrigerants, fluids, and/or lubricants.

LIMITS OF LIABILITY:

In no case shall McKinstry, its directors, officers, employees, affiliates, agents, contractors, or licensors be liable for any indirect, incidental, punitive, special, or consequential damages arising from the use of McKinstry’s Service or for any other claim related in any way to McKinstry’s work, even if advised of their possibility. Customer’s sole and exclusive remedy and McKinstry’s entire liability for any cause of action will be for McKinstry to promptly re-perform any services at McKinstry’s expense or refund to Customer the fees incurred by McKinstry for that Statement of Work that gave rise to the liability. McKinstry makes no other warranties expressed or implied and its technicians are NOT authorized to make such warranties.

HOW TO OBTAIN SERVICE UNDER THIS WARRANTY:

To obtain services under this warranty, the Customer must file a claim with their assigned McKinstry Account Executive, Account Manager, or Project Manager within 30 days of discovery of the defect.

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:40AM

Project Number: 40000033

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Replacement of Crisis Intervention Training modular building heating, ventilation, and air-cooling units.

Project Description

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

The agency CIT Cedar modular building currently supplies environmental cooling and heating via two Bard HVAC units. Both units are 2 and 4-ton Heat Pumps that are housed on the exterior south wall of the building. Both Bard units were manufactured in 2007 (15 + years ago). A proposal to replace these units is requested by WSCJTC.

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

This project will replace the 2 and 4-ton Bard Heat Pumps with like kind and size Bard Heat Pumps and supplemental heat strips that will fit to wall mounting brackets on the building. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. Additional scope of work includes labor and materials to disconnect power, control and unit from building, and remove both Bard HVAC units. Dispose of HVAC units per EPA guidelines. Furnish, install, hang new 2 and 4-ton Bard HVAC units on existing brackets. Reconnect power and control. Start-up and test. The project can start July 1, 2026, and end not later than June 30, 2027. See attached estimate for a detailed proposal and cost outline + 10% for inflationary costs incorporated into this request, (\$44,834 with WSST included + 10% for inflation from 2023 proposal).

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

This project will provide WSCJTC with the installation of a current and reliable source of climate control for the CIT Modular building on the agency's campus, and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training. Taking no action will result in unnecessary staff support to consistently provide repairs and environmental adjustments to the space, and possible future expenditures to repair or replace the current HVAC equipment that staff, students, and adjacent agencies depend on for perpetual training.

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

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:40AM

Project Number: 40000033

Project Title: Omnibus Minor Works

Description

Do nothing and risk the alternative of an emergency request later for aging state facilities in need of critical mechanical, electrical, infrastructure, plumbing repair and replacement costs.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will replace old HVAC units that are past their useful life expectancy and are not energy efficient per business standards established by State and Federal regulations.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by providing a comfortable training environment so recruits can focus on what they are being taught. Currently, the heating and cooling system struggles to keep a consistent comfortable environment for training and work.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:40AM

Project Number: 40000033

Project Title: Omnibus Minor Works

Description

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

This project will meet State and Federal mandates to eliminate the use of obsolete and aging HVAC equipment, reduce WSCJTC carbon footprint, save energy, and lower maintenance costs.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is highly recommended for funding so that WSCJTC meets or exceeds State and Federal mandates on the use of energy efficient HVAC systems, to ensure a comfortable training environment, and sustain health and safety standards for agency occupants and the community at large.

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

This request is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:40AM

Project Number: 40000033

Project Title: Omnibus Minor Works

Description

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	45,000				45,000
	Total	45,000	0	0	0	45,000
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

There are no anticipated significant operating impacts related to replacing the existing HVAC units for the modular building.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000033	40000033
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

WSCJTC

3/6/2023

Washington State Criminal Justice Training Commission
19010 1st Avenue South
Burien, WA 98148

Attn:
Brandon Benitez
brandon.benitez@cjtc.wa.gov
206.835.7327

RE: Replacement of CIT Bard Units

Thank you for the opportunity to provide the following proposal. We have been asked to propose the replacement of two Bard units serving the CIT. The details and recommendations are listed below.

EXISTING CONDITIONS:

- CIT has two Bard HVAC units, 2 & 4-ton Heat Pumps that hang on the exterior south wall, both manufactured in 2007 (15+ years). A proposal to replace these two units has been requested by CJTC. CJTC has a forklift and will have operating personnel available during the replacement project

RECOMMENDATIONS:

- Replace the 2 & 4-ton Bard Heat Pumps with like kind and size Bard Heat Pumps and supplemental heat strips that will fit to the wall mounting bracket. New units include economizer, supplemental heat to match existing, and filters. CJTC to provide forklift and operator during replacement. All control and power will be reused

Our scope includes labor and materials to:

- Disconnect power, control and unit from building, and remove both Bard HVAC units
- Dispose of HVAC units per EPA guidelines
- Furnish, install/hang new 2 & 4-ton Bard HVAC units on existing brackets
- Reconnect power and control
- Startup and Test
- Warranty coverage provided per Service Warranty

EXCLUSIONS:

- Engineering, drawings, permit & permit fees
- Patch and Paint
- Any structural modifications required
- Anything not included in above scope
- Existing conditions
- Overtime or shift premium
- Washington State Sales Tax
- Performance and/or Payment Bond (will be added if and when required)

QUALIFICATIONS:

- McKinstry assumes that the SCCR (Short Circuit Current Rating) is less than the Available Fault Current at the point of connection
- All work to be performed during normal working hours, Monday through Friday, 6AM to 4 PM
- Bard Units are in current vendor inventory. If sold out, please allow 28 to 32-weeks for delivery from date for factory order

LUMP SUM FOR ABOVE SCOPE OF WORK: \$37,018.00 NOT INCLUDING WSST

Payment is due in full upon substantial completion. This proposal is valid for 45 days from the date proposed.

Upon your favorable review, please sign and return this proposal for scheduling and implementation. Should you have any questions or require additional information, please feel free to call me at 206.832.8104.

Sincerely,

Mark Hankin
Project Executive
McKinstry Co, LLC
markhan@McKinstry.com

Acceptance:

Customer Signature and Date

Terms and Conditions

1. **Performance of Work.** McKinstry Co, LLC shall perform the scope of work ("Work") specified herein. McKinstry Co, LLC shall furnish all services necessary to perform the Work and perform the Work to completion diligently,



expeditiously and with adequate forces. Customer shall use its best efforts to provide all information, materials, documents, and assistance that is reasonably required for McKinstry Co, LLC to perform any and all aspects of the Work.

2. **Payments.** Customer shall pay McKinstry the compensation specified herein ("Price") for the value of Work that McKinstry has completed, as the Work is completed. An advance payment of no more than 20% may be invoiced on acceptance of this proposal to cover initial costs such as project management, engineering, permits, etc. Customer shall pay McKinstry within fifteen (15) days of receiving an invoice. McKinstry will be entitled to interest at the rate of 1.5 percent per month on all sums overdue and unpaid from the date due.
3. **Termination.** Either Party may terminate this agreement upon fifteen (15) days written notice to the other Party. In such case, the rights and obligations of each Party that arose prior to the termination date shall survive such termination.
4. **Disputes.** In case of dispute between the Parties, the Parties will attempt to negotiate a resolution. If a dispute remains unresolved more than thirty (30) calendar days after the commencement of negotiation, and the Parties have not agreed to extend such date, then the Parties shall pursue mediation. If any dispute remains unresolved more than sixty (60) calendar days after the commencement of mediation, then either Party may pursue arbitration. No litigation will be commenced by either Party unless all of the foregoing steps have been pursued to completion.
5. **Choice of Law, Venue.** The validity, interpretation, and performance of this agreement shall be governed by the laws of the state in which the Work is performed. The venue for resolving any dispute shall be the county in which the Work is performed.
6. **Force Majeure.** Neither McKinstry Co, LLC nor Customer shall be considered in breach of this agreement to the extent that the Party's performance is prevented by an event or events that are beyond the control of such party, including but not limited to acts of God, fire, earthquake, flood, storm, war, rebellion, revolution, insurrection, riot, strike, nuclear contamination, and/or acts or threats of terrorism.
7. **No Waiver.** No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver.
8. **Intellectual Property.** Intellectual property provided by McKinstry Co, LLC to Customer as part of the Work are instruments of service owned by McKinstry Co, LLC and are not "work made for hire" as such term is defined under U.S. copyright law. When the Work is performed to completion, McKinstry Co, LLC grants to Customer a limited license to use the Intellectual Property to operate, maintain, renovate, and manage the subject matter of the Work.
9. **Damages.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, OR SIMILAR, DAMAGES OR LOSSES, INCLUDING LOSS OF PROFITS, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER BASED IN CONTRACT OR TORT OR ANY OTHER THEORY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHERMORE, THE TOTAL AGGREGATE LIABILITY OF EITHER PARTY, UNDER ANY THEORY, IS LIMITED TO THE AGREEMENT PRICE.
10. **Indemnification.** McKinstry Co, LLC shall indemnify and hold harmless Customer from and against all third party claims, damages, losses and expenses for bodily injury, sickness, disease, or death or destruction of tangible property, directly arising from McKinstry Co, LLC's performance of the Work, but only to the extent caused by the negligent acts or omissions of McKinstry Co, LLC.
11. **Severability, Survival.** If any portion of this agreement shall be held invalid in whole or in part under any law, rule, regulation, or order, then such portion shall remain in effect only to the extent permitted, and the remaining portions of the agreement shall remain in full force and effect. Any invalid portions shall be substituted with an interpretation that most accurately reflects the Parties' intentions.
12. **Amendment.** This agreement may not be amended except pursuant to a written amendment signed by an authorized signer of each Party.
13. **Complete Agreement.** This agreement, including the exhibits attached hereto, is a fully integrated agreement. Any legal terms and conditions appearing elsewhere in this agreement shall be ignored to the extent they contradict or are inconsistent with the terms and conditions contained in the foregoing numbered list. All previous agreements between McKinstry Co, LLC and Customer as to the Work are superseded by this agreement.
14. **Warranties.** Customer shall receive a one (1) year warranty that covers labor and materials provided by McKinstry Co, LLC as part of the Work. This warranty commences on the date that the portion of the Work warranted is substantially complete. However, McKinstry Co, LLC makes no warranty whatsoever regarding components of the Work provided by third parties, and in such case the terms of the third party's warranty, including manufacturers' warranties, if any, shall apply between Customer and the third party. THE WARRANTIES IN THIS SECTION ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED.

Service Warranty

OUR WARRANTY TO THE CUSTOMER:

McKinstry warrants to use the industry standard knowledge, efforts, skill and judgement generally applicable within the area to perform the work specified in the Scope of Work and/or Scope of Coverage in accordance with any schedule and task list of the Service Agreement as applicable. This warranty will be in effect for a period of thirty (30) days from the completion of any service or one (1) year from the substantive completion of any repair or project. McKinstry will carry out these obligations with reasonable promptness in a workmanlike manner and strives to assure reliable equipment operation consistent with the capabilities of the equipment itself. Any warranty of goods or materials, including consumable products, shall only be that of the manufacturer, if any. Except as expressly set forth above, McKinstry is providing the services and deliverables “as is” and “with all faults” and without any warranties or representations. McKinstry hereby disclaims all implied warranties, including any warranty of fitness for a particular purpose, any warranty of merchantability and any warranty of non-infringement.

ISSUES NOT COVERED BY THIS WARRANTY:

This warranty shall not apply to equipment which (a) have been opened, disassembled, repaired, or altered by anyone other than McKinstry or its authorized representatives; or (b) have been subjected to misuse, negligence, accidents, damage, or abnormal use or service; or (c) have been operated, installed, or started up in a manner contrary to the manufacturer’s instructions, or (d) have been exposed to contaminants, or corrosive agents, chemicals, or minerals, or (e) have not been fully paid for by Owner. This warranty shall not apply to consumable and/or expendable items, including filters, refrigerants, fluids, and/or lubricants.

LIMITS OF LIABILITY:

In no case shall McKinstry, its directors, officers, employees, affiliates, agents, contractors, or licensors be liable for any indirect, incidental, punitive, special, or consequential damages arising from the use of McKinstry’s Service or for any other claim related in any way to McKinstry’s work, even if advised of their possibility. Customer’s sole and exclusive remedy and McKinstry’s entire liability for any cause of action will be for McKinstry to promptly re-perform any services at McKinstry’s expense or refund to Customer the fees incurred by McKinstry for that Statement of Work that gave rise to the liability. McKinstry makes no other warranties expressed or implied and its technicians are NOT authorized to make such warranties.

HOW TO OBTAIN SERVICE UNDER THIS WARRANTY:

To obtain services under this warranty, the Customer must file a claim with their assigned McKinstry Account Executive, Account Manager, or Project Manager within 30 days of discovery of the defect.

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:41AM

Project Number: 40000034

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Upgrade of HVAC controls for the agency's Burien campus.

Project Description

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

The Washington State Criminal Justice Training Commission's (WSCJTC) eight (8) facilities are managed through a centralized HVAC control room located in the campus' Cascade building. This proposal would provide the opportunity to upgrade the agency's existing building controls to a more modernized system that enables environmental monitoring and self-regulation, real time HVAC performance data, and energy efficiency benchmarking as part of the upcoming Washington State Clean Buildings mandate going into effect for our agency not later than 2027. The opportunity addressed includes replacing WSCJTC's existing Siemens TEC field controllers throughout the campus that includes buildings: Cascade, Olympic, Facilities Warehouse, Madrona Hall, Evergreen Hall, and Cedar Modular, Shooting Range Complex, and Mock City Training Complex. It is recommended to replace all the existing field TEC's with the latest, more powerful generation Siemens DXR Room Automation Station. All existing communication wiring will remain and be re-used. This upgrade will also replace existing room sensors with new room sensors with display. Pricing assumes all existing control enclosures, sensors and devices will be re-used. All logic, sequences, setpoints, and programming will migrate from the existing TEC controllers to the new DXR controllers and be visible and adjustable from the existing front-end graphical Workstation. An alternate add option has been included for continuous commissioning and building analytics for the upcoming Washington State Clean Buildings mandate. Vendor Smart Building Services offering satisfies the requirements to comply with this mandate.

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

This project upgrade includes specified controls, wiring, graphics, software, programming, submittals, engineering, as built documentation, customer training and warranty based on controls drawings and screen shots of the existing front-end provided by customer. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$351,174 - this cost includes Base Scope and One-Time Set-Up Cost Smart Building Services pricing with WSST + 10% markup for inflation from previous year's quote).

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

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Capital Project Request

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:41AM

Project Number: 40000034

Project Title: Omnibus Minor Works

Description

This project will allow WSCJTC the installation of the most current and relevant HVAC controls technology and comply with State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training, and lower overall HVAC system maintenance costs. Taking no action will result in possible future expenditures to repair or replace the HVAC control room systems that staff, students, and adjacent agencies depend on for consistent training and operations.

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

There are no other alternatives to explore at present, the proprietary system currently in use has served the agency HVAC controls room for a period of over five (5) years at present. To not conduct an upgrade during this window of opportunity would lead to maintaining the status quo, and ultimately cause the agency to rely on an antiquated building controls system with anticipated operating shortfalls and added maintenance costs due to obsolescence.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will preserve critical training systems for recruits and enhance the agency's mission and goals.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by enhancing critical environmental controls technology and a training environment in which recruits can focus on what they are being taught. The current building controls are not adequate to reach state compliance requirements for the agency by 2027.

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

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Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:41AM

Project Number: 40000034

Project Title: Omnibus Minor Works

Description

addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to ensure compliance with EPA and state executive orders regarding energy efficiency, while reducing WSCJTC carbon footprint, energy savings, and lowering maintenance costs with latest HVAC compliant controls system upgrades.

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

This project will meet the State and Federal requirements on building energy consumption and regulation which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to support the agency’s mission and goals, and to sustain training for recruits to achieve an overall end state of preserving our Washington state community’s safety and security.

14. REAPPROPRIATION: If the project was originally funded prior to the 2021-23 biennium, describe the project and each

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Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

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Date Run: 9/4/2024 10:41AM

Project Number: 40000034

Project Title: Omnibus Minor Works

Description

subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

This project is not related to a reappropriation.

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

This project is not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	351,000				351,000
	Total	351,000	0	0	0	351,000
			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

There are no ongoing operating budget impacts from this project.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
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Project Classification	*	All Project Classifications
Capital Project Number	40000034	40000034
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

WSCJTC Field Controller Upgrade

BUILDING CONTROLS PROPOSAL
April 14, 2023



April 14, 2023

Todd Dana
Washington State Criminal Justice Training Center
19010 1st Ave S
Burien, WA 98148

Subject: **WSCJTC – Field Controller Upgrade**

Dear Todd,

Thank you for the opportunity to provide pricing for new controls at WSCJTC. We have a very powerful and dynamic team of professionals firmly committed to making this project successful. We hope to strengthen our relationship with you through this project and partner with you and WSCJTC for years to come.

The information detailed below is designed to help you make the best decision on how to proceed with your controls project.



**EXPECT
COMFORT**



**EXPECT
CLARITY**



**EXPECT
EFFICIENCY**

Best,



Autumn Siemieniec

This proposal is for the named person's use only. It may contain confidential, proprietary or legally privileged information. If you are not the intended recipient, any disclosure, copying, distribution, or action taken in reliance on the contents of the information contained in this proposal and any accompanying documents is strictly prohibited.

PROJECT UNDERSTANDING

The solution includes replacing your existing Siemens TEC field controllers throughout the WSCJTC campus that includes buildings: Cascade, Olympic, Facilities, Madrona, Evergreen, and Cedar. MacDonald Miller recommends replacing all the existing field TEC's with the latest, more powerful generation Siemens DXR Room Automation Station. All existing communication wiring will remain and be re-used. This upgrade will also replace existing room sensors with new room sensors with display. Pricing assumes all existing control enclosures, sensors and devices will be re-used. All logic, sequences, setpoints, and programming will migrate from the existing TEC controllers to the new DXR controllers and be visible and adjustable from the existing front-end graphical Workstation.

An Alternate add option has been included for continuous commissioning and building analytics for the upcoming Washington State Clean Buildings mandate. MacDonald Miller's Smart Building Services offering satisfies the requirements to comply with this mandate.

Upgrade includes specified controls, wiring, graphics, software, programming, submittals, engineering, as-built documentation, customer training and warranty based on controls drawings and screen shots of the existing front-end provided by customer.

BASE SCOPE

Cascade Building

Existing TEC Removal and Replacement – Quantity 36

- Remove existing Siemens TEC controllers
- Provide, install, and program new Siemens DXR Controllers
- Pricing assumes re-use of existing control panels
- Pricing assumes re-use of existing sensors
- Pricing assumes re-use of existing communication wiring
- Replace existing room sensors with new room sensor with display
- New controllers will be programmed with sequences and all existing points will be integrated
- Existing TECs to be replaced shown in below screenshot

AC 1 TEC	device:10104	[snackedAlarm]	101	4	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 2 TEC	device:10105	[ok]	101	5	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 3 TEC	device:10106	[ok]	101	6	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 4 TEC	device:10107	[ok]	101	7	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 5 TEC	device:10108	[ok]	101	8	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 6 TEC	device:10109	[ok]	101	9	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 7 TEC	device:10110	[ok]	101	10	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 8 TEC	device:10111	[ok]	101	11	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 9 TEC	device:10112	[ok]	101	12	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 10 TEC	device:10113	[ok]	101	13	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 11 TEC	device:10114	[ok]	101	14	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 12 TEC	device:10115	[ok]	101	15	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 13 TEC	device:10116	[ok]	101	16	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 14 TEC	device:10117	[ok]	101	17	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 15 TEC	device:10118	[ok]	101	18	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 16 TEC	device:10119	[ok]	101	19	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
CCMP 234 TEC	device:10120	[ok]	201	23	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
C 200 TEC	device:10124	[snackedAlarm]	101	24	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
C 210 TEC	device:10125	[ok]	101	25	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
AC 220 TEC	device:10126	[ok]	101	26	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
F0104HF TEC	device:10127	[ok]	101	27	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
C 221 TEC	device:10128	[ok]	101	28	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
C 227 TEC	device:10129	[ok]	101	29	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
C 216 TEC	device:10131	[ok]	101	31	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
C 133 TEC	device:10132	[ok]	101	32	Siemens Building Technologies, BAU-NA	Siemens BACnet Heat Pump Controller	2.1.6.12	BK31
MAU 1 TEC	device:10133	[ok]	101	33	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
MAU 2 TEC	device:10136	[ok]	101	36	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 1 TEC	device:10137	[ok]	101	37	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 2 TEC	device:10138	[ok]	101	38	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 3 TEC	device:10139	[ok]	101	39	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 4 TEC	device:10140	[ok]	101	40	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 5 TEC	device:10141	[ok]	101	41	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 6 TEC	device:10142	[ok]	101	42	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
FC 7 TEC	device:10143	[ok]	101	43	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
CCMSC 1 TEC	device:10144	[ok]	101	44	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF31
CCMSC 2 TEC	device:10145	[ok]	101	45	Siemens Building Technologies, BAU-NA	Siemens BACnet Extended I/O Controller	2.1.6.14	BF31

Olympic Building Existing TEC Removal and Replacement – Quantity 23

- Remove existing Siemens TEC controllers
- Provide, install, and program new Siemens DXR Controllers
- Pricing assumes re-use of existing control panels
- Pricing assumes re-use of existing sensors
- Pricing assumes re-use of existing communication wiring
- Replace existing room sensors with new room sensor with display
- New controllers will be programmed with sequences and all existing points will be integrated
- Existing TECs to be replaced shown in below screenshot

WRIGHT TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10201 [ok]	102	1	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
COPY FC TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10203 [ok]	102	3	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
BLEA FC TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10204 [ok]	102	4	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 250 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10205 [ok]	102	5	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 290 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10206 [ok]	102	6	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 257 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10208 [ok]	102	8	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 103 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10209 [ok]	102	9	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 104 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10210 [ok]	102	10	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 105 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10211 [ok]	102	11	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 107 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10212 [ok]	102	12	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 153 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10213 [ok]	102	13	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 154 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10214 [ok]	102	14	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 155 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10215 [ok]	102	15	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 156 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10216 [ok]	102	16	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 157 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10217 [ok]	102	17	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 201 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10218 [ok]	102	18	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 204 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10219 [ok]	102	19	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 205 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10220 [ok]	102	20	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 208 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10221 [ok]	102	21	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 252	⊕ ⊕ ⊕ ⊕ ⊕	device:10222 [ok]	102	22	Henssler	507474142	1.00 (build 13)	1.2 (build 5)
FC 253 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10223 [ok]	102	23	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 254 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10224 [ok]	102	24	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 255 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10225 [ok]	102	25	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 256 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10226 [ok]	102	26	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1

Facilities Building Existing TEC Removal and Replacement – Quantity 2

- Remove existing Siemens TEC controllers
- Provide, install, and program new Siemens DXR Controllers
- Pricing assumes re-use of existing control panels
- Pricing assumes re-use of existing sensors
- Pricing assumes re-use of existing communication wiring
- Replace existing room sensors with new room sensor with display
- New controllers will be programmed with sequences and all existing points will be integrated
- Existing TECs to be replaced shown in below screenshot

Gateway	Model	Firmware Rev	App SW Version
OFFICE FC TEC	Siemens Industry Inc., Bldg Tech Siemens BACnet Field Panel	PAAC V3.4 BACnet 4.3g	BUC1265_0040
SHOP FC TEC	Siemens Building Technologies, BAU-NA Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
CITIC FC TEC	Siemens Building Technologies, BAU-NA Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
OFFICE FC TEC	Siemens Industry Inc., Bldg Tech Siemens BACnet Field Panel	PAAC V3.4 BACnet 4.3g	BUC1265_0040
OFFICE FC TEC	Siemens Industry Inc., Bldg Tech Siemens BACnet Field Panel	PAAC V3.4 BACnet 4.3g	BUC1265_0040

Madrona Building

Existing TEC Removal and Replacement – Quantity 7

- Remove existing Siemens TEC controllers
- Provide, install, and program new Siemens DXR Controllers
- Pricing assumes re-use of existing control panels
- Pricing assumes re-use of existing sensors
- Pricing assumes re-use of existing communication wiring
- Replace existing room sensors with new room sensor with display
- New controllers will be programmed with sequences and all existing points will be integrated
- Existing TECs to be replaced shown in below screenshot

Device ID	Device Name	Device Type	Device Status	Device ID	Device Status	Manufacturer	Model	Firmware Rev.	App SW
WHLHILL.TEC	device10603	[ok]	106	2		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
WHLHILL.TEC	device10603	[ok]	106	3		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
WHLHILL.TEC	device10604	[ok]	106	4		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
WHFCUL.TEC	device10606	[ok]	106	6		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
WHFCUL.TEC	device10607	[ok]	106	7		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
WHFCUL.TEC	device10608	[ok]	106	8		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
WHFCUL.TEC	device10605	[ok]	106	5		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51
CITCIBENAMH	device10601	[ok]	106	1		Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BF51

Cedar Building

Existing TEC Removal and Replacement – Quantity 2

- Remove existing Siemens TEC controllers
- Provide, install, and program new Siemens DXR Controllers
- Pricing assumes re-use of existing control panels
- Pricing assumes re-use of existing sensors
- Pricing assumes re-use of existing communication wiring
- Replace existing room sensors with new room sensor with display
- New controllers will be programmed with sequences and all existing points will be integrated
- Existing TECs to be replaced shown in below screenshot



Evergreen Building

Existing TEC Removal and Replacement – Quantity 20

- Remove existing Siemens TEC controllers
- Provide, install, and program new Siemens DXR Controllers
- Pricing assumes re-use of existing control panels
- Pricing assumes re-use of existing sensors
- Pricing assumes re-use of existing communication wiring
- Replace existing room sensors with new room sensor with display
- New controllers will be programmed with sequences and all existing points will be integrated
- Existing TECs to be replaced shown in below screenshot

FC 101 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10702 [ok]	107	2	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 102 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10703 [unackedAlarm]	107	3	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 103 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10704 [unackedAlarm]	107	4	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 104 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10705 [unackedAlarm]	107	5	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 110 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10706 [ok]	107	6	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 111 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10707 [ok]	107	7	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 112 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10708 [ok]	107	8	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 201 TEC EG	⊕ ⊕ ⊕ ⊕ ⊕	device:10709 [ok]	107	9	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 202 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10710 [ok]	107	10	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 203 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10711 [unackedAlarm]	107	11	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 204 TEC EG	⊕ ⊕ ⊕ ⊕ ⊕	device:10712 [ok]	107	12	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 205 TEC EG	⊕ ⊕ ⊕ ⊕ ⊕	device:10713 [ok]	107	13	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 206 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10714 [ok]	107	14	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 301 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10715 [ok]	107	15	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 302 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10716 [ok]	107	16	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 303 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10717 [ok]	107	17	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 304 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10718 [ok]	107	18	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 305 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10719 [unackedAlarm]	107	19	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 306 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10720 [ok]	107	20	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1
FC 307 TEC	⊕ ⊕ ⊕ ⊕ ⊕	device:10721 [ok]	107	21	Siemens Building Technologies, BAU-NA	Siemens BACnet Fan Coil Controller (long)	2.1.6.14	BFS1

FINANCIAL SUMMARY

DESCRIPTION	PRICE
BASE SCOPE	
REPLACE (90) TEC CONTROLLERS WITH DXR CONTROLLERS	\$182,711
TOTAL	\$182,711

SMART BUILDING SERVICES CONTINUOUS COMMISSIONING:

Your building's HVAC system's data can be utilized to optimize your tenants' comfort, building equipment performance and reliability, and overall energy efficiency. Smart Building Services provide insight that can identify the root cause of your building HVAC problems and get ahead of problems BEFORE they occur. With these insights, you can increase the comfort of the building occupants, avoid costly emergency repairs and decrease your amount of service calls, annual maintenance and operating costs.

With your Siemens controls system, Smart Building Services is a software overlay application that works seamlessly together to provide the building analytics and continuous commissioning building operators are seeking to mitigate equipment failure and added tenant comfort. This will also satisfy the WA State Clean Buildings compliance requirement.

SBS is a completely customizable solution that can streamline tenant usage, comfort reporting, and be preventative to equipment failure. It is not just another screen to look at, but real-time data that can be trusted and meaningful.

SMART BUILDING SERVICES / CONTINUOUS COMMISSIONING "ANALYTICS"	
DESCRIPTION	PRICE
ONE-TIME SET-UP COST	\$80,652
ANNUAL COST	\$17,664



INCLUSIONS / CLARIFICATIONS

- Owner Training, 2 hours
- Proposal assumes normal working hours (M-F)
- Assumes using all existing communication wiring, control enclosures, wiring and sensors/devices unless otherwise specified
- Network internet connection and routing provided by owner

EXCLUSIONS

- WSST, OT Premium, after-hours, or weekend work
- Scope associated with Mock City Building, no existing TECs
- Scope associated with any equipment not specifically detailed and included
- Scope associated with the existing JACE and Supervisor
- Repairs or maintenance associated with existing sensors, actuators, controls or communication wiring
- Cost or schedule impacts due to COVID-19 or supply chain issues
- Spare Parts

Upon which this proposal is based. This proposal does not include, unless so stated, any applicable state or federal taxes. This proposal is subject to acceptance by purchaser within 30 days and subject to the terms and conditions stated on the following page.

MACDONALD-MILLER FACILITY SOLUTIONS, LLC.

Submitted by: 

Autumn Siemieniec
Account Executive

Acceptance: I agree to the terms hereof and acceptance of this agreement.

Purchaser _____ Date: _____

By _____



SMART BUILDING SERVICES AND CONTINUOUS COMMISSIONING

MacDonald-Miller Smart Building Services are here to help you keep your building occupants comfortable, minimize inconveniences when equipment needs to be repaired, and lower utility costs. Using the best mechanical and controls technology paired with over 50 years of industry expertise, we are able to support you remotely to optimize your building's performance and proactively identify equipment issues, using analytics and real-time data that your mechanical system already has available. This allows MacDonald-Miller to analyze, prioritize and optimize your building's needs and provide solutions that ultimately save you time and money. Learn more by checking out our website at <https://macmiller.com/smart-building-service-maintenance>

TERMS AND CONDITIONS/CONSTRUCTION SERVICES

Acceptance	By authorizing MacDonald-Miller Facility Solutions, LLC. to provide the construction services contemplated by this Agreement, Customer agrees to the terms and conditions herein stated.
Scope of Obligations	MacDonald-Miller Facility Solutions, LLC. shall provide construction service when contracted for, pursuant to the attached proposal, purchase order or estimate of which these terms and conditions are a part.
Obligations of Customer	Customer shall extend all reasonable cooperation requested in terms of personnel; access to premises where work is to be performed; promptly providing information requested by contractor, and shall promptly notify MacDonald-Miller Facility Solutions, LLC. upon observation of any unusual or unsafe condition.
Service Availability	MacDonald-Miller Facility Solutions, LLC. agrees to provide construction service during normal business hours, i.e., 6:00am to 5:30 pm, Monday through Friday, holidays excepted. Agreed upon changes are at the hourly rate and terms, including vehicle charges or special assessments, then in effect by MacDonald-Miller Facility Solutions, LLC.
Charges and Terms	Payment is due within 30 days of the invoice date. Any balance due after 30 days shall bear interest at the maximum legal rate permitted from the invoice date.
Taxes	There will be added to all charges the amount of any present and future taxes or any other governmental charges now or hereafter imposed by existing or future laws with respect to any services rendered or materials supplied.
Limitation of Liability	<p>MACDONALD-MILLER FACILITY SOLUTIONS, LLC. SHALL NOT BE LIABLE TO CUSTOMER FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL OR PUNITIVE DAMAGES, INCLUDING LOSS OF PROFIT OR GOODWILL, AS A RESULT OF ANY MATTER ARISING OUT OF OR RELATING TO THE CONSTRUCTION SERVICES PROVIDED UNDER THIS AGREEMENT AND/OR ITS SUBJECT MATTER WHETHER SUCH LIABILITY IS ASSERTED ON THE BASIS OF CONTRACT, TORT OR OTHERWISE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.</p> <p>The customer agrees that MacDonald-Miller Facility Solutions, LLC.'s liability thereunder for damage shall not exceed the amount paid for construction services and only if such damage is the result of MacDonald-Miller Facility Solutions, LLC.'s negligence or willful misconduct.</p> <p>To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor and its agents and employees from any claims, damages, losses and expenses including attorney's fees to the extent caused by the negligent acts or omissions, or willful misconduct of the Owner.</p> <p>Unless stated in writing, MACDONALD-MILLER FACILITY SOLUTIONS, LLC. DOES NOT MAKE ANY EXPRESS OR IMPLIED WARRANTIES, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.</p> <p>MacDonald-Miller Facility Solutions, LLC. shall not be responsible or liable for any loss, damages or delay in furnishing materials or failure to perform services when caused by fire, interruption of utility services, flood, acts of civil or military authorities, insurrection, terrorist act, riot, civil disorder, labor disturbances, or by any other cause which is unavoidable or beyond its control.</p> <p>If the Contractor is delayed by any act or neglect of Owner or a separate Contractor employed by Owner, the time for completion shall be extended as necessary and an extension of time to complete the work does not preclude recovery of damages for delay by Contractor.</p>
Default	If Customer does not pay any amount due thereunder, or breaches any of the terms of this Agreement, MacDonald-Miller Facility Solutions, LLC. may, in addition to any other legal remedies it may have, including the right to file a lien under state law, suspend work until payment is made.
Term	Prices will be subject to periodic changes due to change in labor and material rates.
General	<p>Either party may terminate this Agreement at any time for failure of the other to comply with any of its terms and conditions, but termination shall not relieve Owner of the duty to pay for work performed by Contractor.</p> <p>Customer represents that it has authority to enter into this Agreement. Owner warrants that to the best of its knowledge there are no unsafe conditions or hazardous materials or substances in, on, around or affecting the area where the work is to be performed.</p> <p>This Agreement shall be governed by the laws of the State where the work was done. In the event any party shall bring suit or action against the other for relief arising out of this Agreement, the prevailing party shall have and recover against the other party all court costs, disbursements, and a reasonable attorney's fee. Customer consents to and agrees to jurisdiction and venue of any proceeding in the District or Superior Court of the State of Washington for King County at MacDonald-Miller Facility Solutions, Inc's election.</p> <p>Making a final payment shall constitute a waiver of claims by the Owner except those arising from claims by third parties arising out of the contract, failure of the work to comply with the requirements of this contract, or manufacturer warranties passed on to the Owner by Contractor.</p> <p>The Owner and Contractor shall commence all claims and causes of action against the other whether in contract, tort, breach warranty or otherwise arising out of or related to this contract within 365 days following Contractor's completion of the work.</p> <p>Publicity and Promotion. Customer and MacDonald-Miller Facility Solutions, LLC., (MMFS) agree that MMFS is entitled rights of publicity or promotion with respect to the work completed by MMFS under this Agreement, including, but in no way limited to, photographs and written or graphical depictions of the work, the project, and product. MMFS may exercise such rights of publicity or promotion in any way it deems appropriate for marketing or other promotional purposes. MMFS shall retain exclusive ownership of any intellectual property rights that may result from any such publicity or promotion, including, but in no way limited to, copyright or trademark protection. Photographs or other graphical depictions of non-MMFS personnel will only be used with written consent by the Customer and the individual. Furthermore, the Customer agrees to the use of their name/logo by MMFS in furtherance of MMFS's rights of publicity. Any press release will be mutually agreed upon (form and content) by both parties prior to its release.</p> <p>Any notice required by this Agreement shall be deemed received, delivered in person, or by facsimile or sent by mail.</p>

OVERVIEW

Headquarters Location

MacDonald-Miller Facility Solution's headquarters building is located across the street due east of Seatac airport. Our production shop is in Tukwila, WA, and we have multiple satellite offices throughout both Washington and Oregon. We are ideally situated to access projects throughout the Pacific Northwest region.

Our multi-campus structure puts us within convenient reach of all Washington, Oregon and some Idaho locations. Our Washington offices are located in downtown Seattle, Tacoma, Redmond, Everett, Pasco and Spokane. Our Oregon offices are located in Portland and Eugene.

Years in Business

Established in 1965, MacDonald-Miller celebrated our 50-year anniversary in 2015.

Ability to Serve Customers

Business-case driven energy efficiency improvements are an integral part of the MacDonald-Miller's integrated design, delivery, and performance management business process. Whether writing sequences of operations, programming control systems, air and water balancing, troubleshooting, systems commissioning or performance management and verification, MacDonald-Miller commits to making existing building systems work more efficiently. Additionally, we continue to invest in new technology that enables us to deliver on this commitment at a highly competitive price. With a building performance target in mind, MacDonald-Miller uses a methodical and transparent approach to achieve operational excellence.



**FULL SERVICE DESIGN-
BUILD MECHANICAL
CONTRACTOR**



**OVER 1400
TALENTED INDUSTRY
PROFESSIONALS**



**WE MAKE
BUILDINGS
WORK BETTER**

MacDonald-Miller's building performance services provide a full range of planning, engineering, construction, training, and performance contracting services. The in-house engineering and energy analysis staff have a proven track record of providing innovative solutions that make sound business choices. In addition, the experience with a wide range of building system types inclusive of large industrial central energy plants and campus-type facilities has given MacDonald-Miller a unique ability to successfully address the operational efficiency for most any type of existing building challenge.

MacDonald-Miller directly employs system control engineers and technicians, who can provide hardware and software engineering, product application, estimating, diagnostics, field installation, testing and service for most any brand of building automation system.

Core Attributes of MacDonald-Miller's Engineered Automation Solution

When it comes to building automation, MacDonald-Miller takes great pride in offering customers the ultimate freedom of choice in products and service providers. This is accomplished by adhering to the following engineering principles:



- Unrestricted software licensing
- Embedded programming and engineering tools
- Multiple integration pathways via industry recognized protocols and published APIs
- SNMP & Web Services support for IT network integration & custom application development
- Open Database Connectivity (ODBC) compliant
- Access to corporate & local training and technical support
- Adherence to rigorous data security policies

Honeywell Authorized Controls Integrator (ACI) Direct Contractor

As a member of the ACI Contractor Program, MacDonald-Miller is an authorized installer of the WEBS product line, the Honeywell platform based on the Tridium Niagara Framework. Honeywell has over 500 contractors in the U.S. and Canada that are approved installers and programmers for the WEBS product line. All ACI Contractor Program partners are required to maintain a minimum number of trained and certified employees on staff to support the products they are installing and servicing.

In 2021, MacDonald-Miller has the honor of being recognized as a 2021 Authorized Control Integrator (ACI) Direct Partner. This program is reserved for the **Top 2%** of all Honeywell preferred contractors signifying that we have outpaced the channel achieving target growth and have the technical expertise to complete the most complex projects. MacDonald-Miller is one of only ten contractors in North America who have achieved this status as the highest designation of their Partners.

Siemens Diamond Platinum Contractor

MacDonald-Miller is an authorized installer of the TALON and Desigo Automation product lines. Having the Diamond Club status signifies we have demonstrated the highest level of market and industry knowledge and are consistently ranked in the Top 5 nationally with the most certified Controls Specialists on staff that consistently provide outstanding customer service.

Proven Expertise: Certified and Accomplished

A foundational component of making informed choices with your building automation provider is their professional credentials. Being successful at process & building automation upgrades requires an in-depth knowledge of all the major control manufacturers and systems. Equally important is the Contractor's depth of experience and credentials in Internet Technology and data security. MacDonald-Miller's building automation engineering, programming and service team of professionals maintains certifications in the following:

Information Technology Certifications



- MCP/MCSE Training
- Adobe Flex Builder Training
- VB6, C++, J+, J#, .Net VB, .Net C+, ASP, ASP.net, XML
- Microsoft Windows Server 2008, 2012 /R2 Virtual Labs
- SQL Developers, Data Platforms
- MSCE Windows 2000 Professional, Server, Advanced Server and Windows XP
- Microsoft Application Virtualization and User State Virtualization Labs
- .Net C+, ASP, ASP.net, XML

Building Automation & Professional Certifications



- ICONICS Genesis64 and AnalytiX Systems Integrator and Advanced Graphics
- Tridium Niagara N4, AX, AX Developer and R2 Certification
- Licensed Professional Engineers
- LEED AP O+M
- Siemens Talon and Desigo CC
- ICONICS Hyper Historian – Multiple Collector Configurations
- Honeywell WEBS Systems Integrator
- Certified Measurement & Verification Professional (CMVP)
- Certified Energy Manager (CEM)

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:42AM

Project Number: 40000035

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Installation of HVAC system for Mock City virtual training room.

Project Description

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

The Virtual Training Room is organic to the Mock City Training Facility as a part of the Washington State Criminal Justice Training Commission (WSCJTC) campus. The Virtual Training Room is a high demand training asset required to support the agency's Basic Training Division, Advanced Training Division, along with adjacent LE agencies throughout Western Washington State. The need for a climate-controlled environment for this training room is due to preservation and longevity efforts in support of a significant amount of electronics and processing systems that can accommodate a class size of up to 40 students per iteration of use for the virtual trainer. Given the increased temperatures in Western Washington during the spring and summer months, an HVAC system installed to support the Virtual Training Room would prolong the operational life of the agency's virtual trainer and mitigate the effects of increased demand on the system given the number of additional classes WSCJTC supports in a Fiscal Year, (now up to 21 classes in FY24). The Virtual Training Room is a critical component of the agency's mission in reinforcing training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge, skills, and abilities to safely protect the communities they serve.

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

This project will allow WSCJTC the installation of air conditioning for the Mock City Virtual Training Room and comply with State and Federal requirements. The installation of a 5-ton Mitsubishi Ductless Split System with three 2-ton Wall Hung heads. The outdoor unit will hang on the west exterior wall. The indoor heads will mount on the North, West, and East walls inside the training room. Power will derive from the electrical panel inside the Mock City West man door. All indoor heads will be controlled by a single wired wall mount thermostat. Condensate will be pumped outside. Outdoor unit will have secondary pan with condensate drain to ground level. The system will not be connected to the campus Building Automation System. This project can be completed in 2-phases from pre-design to design/construction. All phases are included in this request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$67,529 with WSST included + 10% for inflation from 2023 proposal).

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

This project will allow WSCJTC the installation of air conditioning for the Mock City Virtual Training Room and comply with

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:42AM

Project Number: 40000035

Project Title: Omnibus Minor Works

Description

State and Federal requirements, preserve critical training technology, and provide environmental control to enable a positive learning environment for recruits in training, and lower Virtual trainer system maintenance costs. Taking no action will result in possible future expenditures to repair or replace the Virtual training equipment that staff, students, and adjacent agencies depend on for consistent training.

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

Other alternatives explored included leveraging operating budget funds to conduct construction, electrical, and installation of a portable wall-mounted unit, however the resources required to complete this project would severely degrade the agency's ability to conduct routine, preventative, and emergent maintenance operations in support of daily operations. In addition, commercial off the shelf HVAC systems would not suffice to adequately cool the Virtual Trainer system and components.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will preserve critical training systems for recruits and enhance the agency's mission and goals.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by preserving critical mission technology and a training environment in which recruits can focus on what they are being taught. Currently, there is no cooling system in support of our Virtual Training Room.

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

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Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:42AM

Project Number: 40000035

Project Title: Omnibus Minor Works

Description

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project will meet State and Federal goals to ensure compliance with EPA and state executive orders regarding energy efficiency, while reducing WSCJTC carbon footprint, energy savings, and lowering maintenance costs with latest HVAC compliant system upgrades.

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

This project will meet the State and Federal requirements on refrigerant use and energy consumption which will benefit WSCJTC and the community.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to support the agency’s mission and goals, and to sustain training for recruits to achieve an overall end state of preserving our Washington state community’s safety and security.

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

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Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:42AM

Project Number: 40000035

Project Title: Omnibus Minor Works

Description

This project is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This project has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	68,000				68,000
	Total	68,000	0	0	0	68,000
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 is anticipated to not have a significant operating impact.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000035	40000035
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

WSCJTC

2/22/2023

Washington State Criminal Justice Training Commission
19010 1st Avenue South
Burien, WA 98148

Attn:
Brandon Benitez
brandon.benitez@cjtc.wa.gov
206.835.7327

RE: Installation of AC in Mock City Virtual Training Room

Thank you for the opportunity to provide the following proposal. We have been asked to propose the installation of air conditioning for the Mock City Virtual Training Room. The details and recommendations are listed below.

EXISTING CONDITIONS:

- The Virtual Training Room (32.5' wide x 29.5' deep x 20' high = 959 square feet) may have up to 40 personnel in it. The existing HVAC system consist of ventilation air and heat. This same type of system also serves the other Mock City spaces inside the building. A proposal to install cooling for the Virtual Training Room only has been requested.

RECOMMENDATIONS:

- Install a 5-ton Mitsubishi Ductless Split System with three 2-ton Wall Hung heads. The outdoor unit will hang on the west exterior wall. The indoor heads will mount on the North, West and East walls inside the room. Power will come from the electrical panel inside the West man door. All indoor heads will be controlled by a single wired wall mounted thermostat. Condensate will be pumped outside. Outdoor unit will have secondary pan with condensate drain to ground level. System will not be connected to campus Building Automation System.

Our scope includes labor and materials to:

- Engineering and drawings to obtain City of Burien Mechanical Permit
- Furnish, install and hang 5-ton outdoor unit on wall bracket
- Furnish and hang 2-ton indoor units on North, West and East interior walls
- Furnish and install condensate pumps for each indoor unit
- Furnish and install a single wired controller for all three indoor units
- Run power circuit to outdoor unit
- Run power circuit to all indoor units
- Furnish and install insulated refrigerant lineset between the outdoor and indoor units
- Furnish/fabricate secondary drain pan under outdoor unit with drain to ground
- Startup and Test
- Warranty coverage provided per Service Warranty

EXCLUSIONS:

- Patch and Paint
- Any structural modifications required
- Upgrade/replacement or modification of electrical infrastructure except where noted in recommendations
- Anything not included in above scope
- Existing conditions
- Overtime or shift premium
- Washington State Sales Tax
- Performance and/or Payment Bond (will be added if and when required)

QUALIFICATIONS:

- McKinstry assumes that that the SCCR (Short Circuit Current Rating) is less than the Available Fault Current at the point of connection
- All work to be performed during normal working hours, Monday through Friday, 6AM to 4 PM
- Mitsubishi Ductless Split Equipment has a 10 to 12-week lead time for delivery from date of order

- Proposal assumes the existing ventilation system will not require that a Dedicated Outside Air System is to be installed. If required by plan review, this additional cost is not included in this proposal pricing

LUMP SUM FOR ABOVE SCOPE OF WORK: \$55,758.00 NOT INCLUDING WSST

Payment is due in full upon substantial completion. This proposal is valid for 45 days from the date proposed.

Upon your favorable review, please sign and return this proposal for scheduling and implementation. Should you have any questions or require additional information, please feel free to call me at 206.832.8104.

Sincerely,

Mark Hankin
Project Executive
McKinstry Co, LLC
markhan@McKinstry.com

Acceptance:

Customer Signature and Date

Terms and Conditions

- Performance of Work.** McKinstry Co, LLC shall perform the scope of work ("Work") specified herein. McKinstry Co, LLC shall furnish all services necessary to perform the Work and perform the Work to completion diligently, expeditiously and with adequate forces. Customer shall use its best efforts to provide all information, materials, documents, and assistance that is reasonably required for McKinstry Co, LLC to perform any and all aspects of the Work.
- Payments.** Customer shall pay McKinstry the compensation specified herein ("Price") for the value of Work that McKinstry has completed, as the Work is completed. An advance payment of no more than 20% may be invoiced on acceptance of this proposal to cover initial costs such as project management, engineering, permits, etc. Customer shall pay McKinstry within fifteen (15) days of receiving an invoice. McKinstry will be entitled to interest at the rate of 1.5 percent per month on all sums overdue and unpaid from the date due.
- Termination.** Either Party may terminate this agreement upon fifteen (15) days written notice to the other Party. In such case, the rights and obligations of each Party that arose prior to the termination date shall survive such termination.
- Disputes.** In case of dispute between the Parties, the Parties will attempt to negotiate a resolution. If a dispute remains unresolved more than thirty (30) calendar days after the commencement of negotiation, and the Parties have not agreed to extend such date, then the Parties shall pursue mediation. If any dispute remains unresolved more than sixty (60) calendar days after the commencement of mediation, then either Party may pursue arbitration. No litigation will be commenced by either Party unless all of the foregoing steps have been pursued to completion.
- Choice of Law, Venue.** The validity, interpretation, and performance of this agreement shall be governed by the laws of the state in which the Work is performed. The venue for resolving any dispute shall be the county in which the Work is performed.
- Force Majeure.** Neither McKinstry Co, LLC nor Customer shall be considered in breach of this agreement to the extent that the Party's performance is prevented by an event or events that are beyond the control of such party, including but not limited to acts of God, fire, earthquake, flood, storm, war, rebellion, revolution, insurrection, riot, strike, nuclear contamination, and/or acts or threats of terrorism.
- No Waiver.** No waiver of any breach, failure, right, or remedy shall be deemed a waiver of any other breach, failure, right, or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver.
- Intellectual Property.** Intellectual property provided by McKinstry Co, LLC to Customer as part of the Work are instruments of service owned by McKinstry Co, LLC and are not "work made for hire" as such term is defined under U.S. copyright law. When the Work is performed to completion, McKinstry Co, LLC grants to Customer a limited license to use the Intellectual Property to operate, maintain, renovate, and manage the subject matter of the Work.
- Damages.** NEITHER PARTY SHALL BE LIABLE TO THE OTHER PARTY FOR ANY CONSEQUENTIAL, INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, OR SIMILAR, DAMAGES OR LOSSES, INCLUDING LOSS OF PROFITS, ARISING OUT OF OR RELATING TO THIS AGREEMENT, WHETHER BASED IN CONTRACT OR TORT OR ANY OTHER THEORY, EVEN IF A PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. FURTHERMORE, THE TOTAL AGGREGATE LIABILITY OF EITHER PARTY, UNDER ANY THEORY, IS LIMITED TO THE AGREEMENT PRICE.
- Indemnification.** McKinstry Co, LLC shall indemnify and hold harmless Customer from and against all third party claims, damages, losses and expenses for bodily injury, sickness, disease, or death or destruction of tangible property, directly arising from McKinstry Co, LLC's performance of the Work, but only to the extent caused by the negligent acts or omissions of McKinstry Co, LLC.
- Severability, Survival.** If any portion of this agreement shall be held invalid in whole or in part under any law, rule, regulation, or order, then such portion shall remain in effect only to the extent permitted, and the remaining portions of the agreement shall remain in full force and effect. Any invalid portions shall be substituted with an interpretation that most accurately reflects the Parties' intentions.
- Amendment.** This agreement may not be amended except pursuant to a written amendment signed by an authorized signer of each Party.
- Complete Agreement.** This agreement, including the exhibits attached hereto, is a fully integrated agreement. Any legal terms and conditions appearing elsewhere in this agreement shall be ignored to the extent they contradict or are inconsistent with the terms and conditions contained in the foregoing numbered list. All previous agreements between McKinstry Co, LLC and Customer as to the Work are superseded by this agreement.

14. **Warranties.** Customer shall receive a one (1) year warranty that covers labor and materials provided by McKinstry Co, LLC as part of the Work. This warranty commences on the date that the portion of the Work warranted is substantially complete. However, McKinstry Co, LLC makes no warranty whatsoever regarding components of the Work provided by third parties, and in such case the terms of the third party's warranty, including manufacturers' warranties, if any, shall apply between Customer and the third party. THE WARRANTIES IN THIS SECTION ARE EXCLUSIVE AND IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED.

Service Warranty

OUR WARRANTY TO THE CUSTOMER:

McKinstry warrants to use the industry standard knowledge, efforts, skill and judgement generally applicable within the area to perform the work specified in the Scope of Work and/or Scope of Coverage in accordance with any schedule and task list of the Service Agreement as applicable. This warranty will be in effect for a period of thirty (30) days from the completion of any service or one (1) year from the substantive completion of any repair or project. McKinstry will carry out these obligations with reasonable promptness in a workmanlike manner and strives to assure reliable equipment operation consistent with the capabilities of the equipment itself. Any warranty of goods or materials, including consumable products, shall only be that of the manufacturer, if any. Except as expressly set forth above, McKinstry is providing the services and deliverables "as is" and "with all faults" and without any warranties or representations. McKinstry hereby disclaims all implied warranties, including any warranty of fitness for a particular purpose, any warranty of merchantability and any warranty of non-infringement.

ISSUES NOT COVERED BY THIS WARRANTY:

This warranty shall not apply to equipment which (a) have been opened, disassembled, repaired, or altered by anyone other than McKinstry or its authorized representatives; or (b) have been subjected to misuse, negligence, accidents, damage, or abnormal use or service; or (c) have been operated, installed, or started up in a manner contrary to the manufacturer's instructions, or (d) have been exposed to contaminants, or corrosive agents, chemicals, or minerals, or (e) have not been fully paid for by Owner. This warranty shall not apply to consumable and/or expendable items, including filters, refrigerants, fluids, and/or lubricants.

LIMITS OF LIABILITY:

In no case shall McKinstry, its directors, officers, employees, affiliates, agents, contractors, or licensors be liable for any indirect, incidental, punitive, special, or consequential damages arising from the use of McKinstry's Service or for any other claim related in any way to McKinstry's work, even if advised of their possibility. Customer's sole and exclusive remedy and McKinstry's entire liability for any cause of action will be for McKinstry to promptly re-perform any services at McKinstry's expense or refund to Customer the fees incurred by McKinstry for that Statement of Work that gave rise to the liability. McKinstry makes no other warranties expressed or implied and its technicians are NOT authorized to make such warranties.

HOW TO OBTAIN SERVICE UNDER THIS WARRANTY:

To obtain services under this warranty, the Customer must file a claim with their assigned McKinstry Account Executive, Account Manager, or Project Manager within 30 days of discovery of the defect.

227 - Criminal Justice Training Commission Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:43AM

Project Number: 40000036

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

Project Summary

Exterior painting of eight buildings located at the agency's Burien campus.

Project Description

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

The WSCJTC campus consists of eight buildings with a combined usable square footage of 160,000 square feet. When accounting for the exterior square footage space that would need exterior paint that area is over 180,000 square feet. This proposal would support an exterior paint project that would rehabilitate aging building exteriors and preserve components against weathering and elements over the span of up to ten years. The current status of all exterior buildings is drab, presents as weathered, and dilapidated to all who inhabit the campus. These eight building exteriors have not received exterior paint for a period of 20 years. The last two exterior paint projects conducted in 2003 were for the Dorm 3 (Evergreen) building and the Indoor Shooting Range Complex. The WSCJTC remaining six buildings did not receive any exterior paint attention. Not conducting this preservation project will present compounded infrastructure repairs and emergency maintenance projects over time as proper sealing of building exteriors through paint, sealing, and caulking of doors and window exteriors is essential to preserving materials that make up any building (whether it be exterior brick and mortar, siding, wood, etc).

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

This project will address the exterior building preservation concerns, ensure health and wellness of occupants, and meet state sustainability initiatives through infrastructure and energy preservation. This project can be done in 3 phases- preparation of exteriors of campus buildings, painting of all campus building exteriors, and cleanup of areas. All 3 phases are included in the request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed cost outline, (\$1,123,000 with WSST included).

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

The project will address overdue preservation project efforts concerning all building exteriors on the WSCJTC Burien campus before more costly repair/replacement to address health and safety concerns of the agency staff, students, and visitors is needed. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe training and operating conditions.

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

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Project Number: 40000036

Project Title: Omnibus Minor Works

Description

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

The current alternatives we have explored is to do emergent and persistent preservation work through power washing, patching of exterior areas, and some limited painting projects with existing internal operating funds and limited staff. It would be costly, ineffective, and inefficient to continue to do limited preservation work as the problems persist. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each fiscal year.

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

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing preservation and health and safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit from this upgrade as WSCJTC consistently supports advanced training, recertification for firearms, and adjacent agency support for forums, qualifications, and recertification requirements.

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

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

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Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:43AM

Project Number: 40000036

Project Title: Omnibus Minor Works

Description

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project helps contribute to statewide goals to preserve state owned facilities in order to enable agency missions.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay Tax Credit.

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

This project is needed to improve safety, sustain critical infrastructure, and safeguard the wellness of occupants. It will enhance our relationship with the community and other government entities promoting stewardship of state resources.

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

This project is not related to a reappropriation.

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:43AM

Project Number: 40000036

Project Title: Omnibus Minor Works

Description

salmon recovery plan, and/or advances a known tribal priority.

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	1,123,000				1,123,000
	Total	1,123,000	0	0	0	1,123,000
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

The exterior painting of buildings at the Burien campus will have no operating impact.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000036	40000036
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Healthy Painting & Restoration www.HealthyPainting.com office@HealthyPainting.com	Our Business Mailing Address: 6523 California Ave SW #248 Seattle, WA 98136 & Office phone: (206) 468-8739	Licensed, Bonded, Insured, Lead Certified #HEALTPL913CQ
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Statewide Vendor Number: SWV0295176-00

All Of the Details and Specifics About This Project Can Be Found in The Pages Below - Please Read All Pages of This Document Carefully.

*** If You Have Questions or Are Not Sure About Any Part of This Proposal, Please Email the Office At Office@HealthyPainting.Com, Or Call (Or Text) (206) 468-8739.
Once You Have Gone Through Everything, Please Sign and Print This Section (1) Only - And Send with The Deposit and Your Color, Sheen, Products, Materials Selections.

Section 1: Scope & Cost(s)

Quote Number:	#038-03.24
Client Name:	Washington State Criminal Justice Training Center
Client Address:	19010 1st Ave. S., Burien WA. 98148
Worksite Address:	19010 1st Ave. S., Burien WA. 98148
Client Phone:	DJ McClain: 206-439-3743
Client Email:	DJ McClain: dj.mcclain@cjtc.wa.gov , Jaime Gomez-Beltran: jaime.gomez.beltran@cjtc.wa.gov
Interior? Exterior?	Exterior
Lead Paint Yes? No?	No
Approx Sq/Linear Ft of Work Area/Surface?	SEE BELOW
Referred by:	Return Client
Age of Home/Building	1978 and newer
Age of Last Paint, Stain or Finishing	N/A

Brief Specific Task(S) Description?	Exterior Painting And, Or Staining of All Buildings on the Training Center Campus More than 130,000 Sq. Ft. of Surface Space
# of Rooms, Areas, Items, Homes, Buildings, Others?	Firing Range Cedar Hall Facilities Annex Mock City Evergreen Madrona Hall Olympic Center Cascade Center
Are There Requests for Any Specific Materials or Supplies?	Acrimetal DTM Daly's Semi-Transparent Oil Stain

<p align="right">Is This a FINISHED FIXED QUOTE?</p> <p>Finished Fixed Pricing indicates that ALL labor hours and ALL required materials - are included in the pricing. a. There will not be any additional charges added to the cost of the project - barring any necessary or requested changes. b. If you are interested in getting on our schedule, once you have look over everything carefully, please sign PAGE 7 of this document (SEE BELOW) fill out PAGE 8 of this document (SEE BELOW), and then send them to us us: Healthy Painting & Restoration 6523 California Ave SW #248 Seattle, WA 98136 - Thank you.</p>	<input checked="" type="checkbox"/> YES
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<p>Does not include: Tops of Metal Roof.</p> <p>Madrona Hall™ Ext Prep & Paint</p> <ul style="list-style-type: none"> • Set up, and Pressure Wash all included exterior surfaces (except those listed below, if listed). • Prep/Scrape • Masking/Sealing • All-purpose Primer & Premium Grade Topcoat/2nd Topcoat • Tear Down/Touch up/Clean-up <p>Includes: All Wood Siding & Fiber Cement Walls, Trim, Doors, Soffits/Fascia, Gutters/Downspouts.</p> <p>Does not include: N/A</p>	<p>79,135.12</p> <p>Combined, Pre-Tax: 111,755.31</p> <p>Sales Tax: 11,399.04</p> <p>Total: 123,154.35</p>
<p>Phase #4:</p> <p>Firing Range Ext Prep & Paint</p> <ul style="list-style-type: none"> • Set up, and Pressure Wash all included exterior surfaces (except those listed below, if listed). • Prep/Scrape • Masking/Sealing • Direct-to-Metal Prime/Direct-to-Metal Topcoat/2nd Topcoat • Tear Down/Touch up/Clean-up <p>Includes: All Metal & Concrete Walls, Trim, Grates/Vents, Awnings/Overhangs/Underneath walkway, Metal/Concrete Posts, Stairwell Concrete Walls, Doors, Window Frames, Gutters/Downspouts.</p> <p>Does not include Tops of Metal Roofing, Metal Railings.</p>	<p>166,271.91</p> <p>Sales Tax: 169,59.74</p> <p>Total: 183,231.65</p>
<p>Phase #5:</p> <p>Olympic Center Ext Prep & Paint</p> <p>Includes Removal, Cleaning and Reinstallation of All Awnings (36 Sections) - *Must Be Done to Do the Painting Properly</p> <ul style="list-style-type: none"> • Set up, and Pressure Wash all included exterior surfaces (except those listed below, if listed). • Prep/Scrape • Masking/Sealing • Direct-to-Metal Primer & Direct-to-Metal Topcoat/2nd Topcoat • Tear Down/Touch up/Clean-up <p>Includes: All Metal Siding, Doors, Trim, Pressure wash-Vinyl Awnings Only (no Paint), Doors, Soffits/Fascia, Gutters/Downspouts.</p> <p>Does not include: Painting Vinyl Awning (pressure wash only), Metal Upper Roof, entrance metal railings.</p>	<p>176316.14</p> <p>Sales Tax: 179,84.25</p> <p>Total: 194,300.39</p>
<p>Phase #6:</p> <p>Cascade Center Ext Prep & Paint/Stain</p> <ul style="list-style-type: none"> • Set up, and Pressure Wash all included exterior surfaces (except those listed below, if listed). • Prep/Scrape • Masking/Sealing • Direct-to-Metal Primer & Direct-to-Metal Topcoat/2nd Topcoat • Tear Down/Touch up/Clean-up <p>Includes: All Metal Siding, Masonry/Cement Walls, Wood Beams/Soffits, Doors, Trim, Gutters/Downspouts, Grates, Flashing, Railings.</p> <p>Does not include: Metal Upper Roof, Ducting.</p>	<p>375,851.60</p> <p>Sales Tax: 38,336.86</p> <p>Total: 414,188.46</p>

TOTALS	Sub-Total, Pre-Tax 1,019,028.83 Sales Tax: 103,940.94 Total: 1,122,969.77
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Are There Any Extremely Difficult Access Challenges (ex. Height, Angle, Terrain, Trees/Bushes, etc.)? a. Dependent upon which building it is	<input checked="" type="checkbox"/> YES
Interior And Exterior Notes, Additional Costs, Fees	
Hauling/Dumping Services Are Expected to Be Required for Your Project. Average Hauling/Dumping Cost (Per Load/Trip) \$140 Plus, Sales Tax	<input type="checkbox"/> YES
All Products, Paint Colors, Sheens, Etc. Must Be Submitted by The Client (“Client”, “You”, “Your”) And Approved by Healthy Painting & Restoration, Prior To Scheduling or Starting Any Project.	<input checked="" type="checkbox"/> YES
Once Approved by Healthy Painting and Restoration, The Client Is Responsible for Any Cost Differences That Exist Between Their Requested Materials and Supplies, and Those Most Commonly Used and Preferred by Healthy Painting and Restoration.	<input checked="" type="checkbox"/> YES
The Number of Paint Colors Allotted for Exterior Projects: (1) One Primary Wall/Body Color Used Throughout Entire Project (1) One Secondary Trim (Windows/Window Frames, Doors/Door Frames, Etc.) Color Used Throughout the Entire Project. (1) One Minimal Accent - Ex. Front Entry Door or Small Detail in A Single, Or A Few Areas. This Would Not Be Considered A 3 rd Color. A 3 rd Color (Or More) Used Throughout the Full Sum of The Project, Will Incur Additional Cost(S). Not Sure? Please Ask!	<input checked="" type="checkbox"/> YES
More Than (2) Two Full Coats Will Incur Additional Cost. Every Interior or Exterior Finishing Project Includes Thorough Application Of (2) Two Full Coats: (1 st) First Full Coat - Primer, Pre-Stain, Paint, Stain, Sealer, Etc. Applied To All Surfaces (Tinted Towards Finish Color, If Applicable) (2 nd) Second Full Coat - Either Primer/Sealer/Paint/Stain/Etc. Applied To All Surfaces.	<input checked="" type="checkbox"/> YES
Factors That Commonly Affect Coverage - And Often Require Additional Coats: A. When Changing Colors – It Depends on The Colors Chosen, And the Degree of Difference Between the New and Old Color. B. When Using “Bright Whites”, “Light Whites” And “Lighter Off-Whites - Even When Appearing to Be “Close To” Or “The Same” As the Existing Color. C. When Using “Very Bright” Colors, Or “Very Deep-Based Colors” - Such as Yellow, Red, Orange, Blue, Black, Etc. **Not Sure? Please Ask!	<input checked="" type="checkbox"/> YES
Our Agreement Is Contingent Upon Force Majeure (I.E. Weather; Acts of God; Etc.) And Any Events or Delays Beyond Our Control.	<input checked="" type="checkbox"/> YES
The Term of The Agreement Is for The Length of The Stated Project, And Renewable Upon Mutual Written Consent of The Parties. Nothing In This Proposal or Subsequent Agreement Shall Create a Joint Venture, Partnership, Or Agency Relationship. This Proposal and Subsequent Agreement Shall Be Governed by The Laws of The State of Washington.	<input checked="" type="checkbox"/> YES
Upon Execution of This Proposal, Client Accepts All Prices, Specifications, And Terms as Stated and Warrants That They Are Authorized to Execute the Proposal. Client Represents That They Are Authorized to Execute This Proposal, Deliver Deposit, And to Approve Start of Any, And All Work.	<input checked="" type="checkbox"/> YES
Any Required Touch-Up or Repair, Caused or Created by Any Individual or Group Other Than Healthy Painting & Restoration, While Healthy Painting & Restoration Is Still on Site, May Incur an Additional Charge at A Rate Of \$85 Per Labor Hour - Plus the Cost of Any Additionally Needed Materials	<input checked="" type="checkbox"/> YES
All Projects Are Subject to Unknown or Unexpected Issues Which Could Result in Additional Costs? Healthy Painting & Restoration Will Never Attempt to Change the Cost or Scope of Any Project from What Was Agreed Upon in The Originally Contracted Quote - Without Receiving Full Approval from The Client. If Such a Case Were to Arise, Healthy Painting & Restoration Would Communicate with The Client and Submit A Change Order If They Approve The Changes.	<input checked="" type="checkbox"/> YES
Exterior Only Additional Costs, Fees, Notes	

Unless Provided by The Client, A Portable Restroom May Be Required for Any Project(S) Expected to Last for More Than 3 (Three) Full Workdays - And Requires More Than One Crew Member for The Project. This Keeps Our Crew, As Well As the Project Site - Safe and Sanitary. Having To Leave a Job Site to Find a Restroom Can Affect the Efficiency, Productivity, And Momentum of a Project. Average Cost of a Portable Restroom (Per "Up To" 30 Days Per Cycle) \$265 Plus, Sales Tax	<input checked="" type="checkbox"/> YES
Unless Specifically Stated Otherwise, "Windows" Always Refers to Just the Frames, Sills And "Outside Facing" Surfaces Only - This Does Not Include the Removal of Any Storm Windows or Screens. *Removal Of Storm Windows for Painting, Staining, Or Cleaning and Then Reinstalling Them Requires an Additional Charge, TBD - Per Window. The Conditions and Complexities of Removing, Doing Preparation and Coating and Then Reinstalling Many/Most Old/Older Storm Windows, Screens, Etc. Is Challenging and Fluctuates on A By Case Basis*	<input checked="" type="checkbox"/> YES
Unless Specifically Stated Otherwise, The Edges/Sides of All Exterior Trim/Millwork (Windows/Frames, Doors/Casings, Etc.) Will Be Painted the Same Wall/Body Color - That Butts Up Against It. Painting The Sides/Edges the Color of The Trim/Millwork Can Be Done, Though It Will Incur Additional Charges, TBD - According to The Complexity of The Situation. Not Sure? Please Ask!	<input checked="" type="checkbox"/> YES
Our Standard Process for Completing Each Project	
Unload, Standard Set Up and Staging	<input checked="" type="checkbox"/> YES
Set Up Containment - Applies Only to Specific Projects. Applies To All Lead Paint Projects **Containment Prevents Debris from Getting Inside or Outside of The Work Area - Throughout the Course of The Project**	<input checked="" type="checkbox"/> YES
Preparation - Caulking, Spackling, Sanding, Minor Repairing, Building, Installing, Cleaning, Etc.	<input checked="" type="checkbox"/> YES
Spot Priming or Prime All?	<input checked="" type="checkbox"/> YES
2 nd Coat, Or (2) Two Finish Coats	<input checked="" type="checkbox"/> YES
Touch-Up/Tear-Down/Clean-Up/Pack-Up	<input checked="" type="checkbox"/> YES
Hauling A/O Disposing Debris/Returning Tools, Equipment, Unused Materials or Supplies	<input checked="" type="checkbox"/> YES
Post-Client Walk Thru/Punch List	<input checked="" type="checkbox"/> YES
General Information	
Includes All Standard Tools and Equipment - Scrapers, Caulking Guns, Drop Cloths, Etc., Sundries and Supplies - Caulking, Spackling Paste, Sandpaper, Painters Tapes, Painter's Plastics, etc.	<input checked="" type="checkbox"/> YES
If This Is A FIXED PRICE Project (Does Not Apply to Time & Materials Quotes), Therefore All Primers, Paints, Stains, Finishes or Coatings, Etc. Are Included - Unless Specified Otherwise.	<input checked="" type="checkbox"/> YES
Healthy & Responsible Practices Will Be Executed Throughout the Entire Project	<input checked="" type="checkbox"/> YES
Healthy "Premium" Products Will Always Be Our First Choice Throughout Entire Project	<input checked="" type="checkbox"/> YES
The Entire Work Area Will Be Cleaned and Maintained Throughout Project	<input checked="" type="checkbox"/> YES
The Project Will Be Completed Using a Combination of Spraying - Along with Brushing and Rolling Methods	<input checked="" type="checkbox"/> YES
The Project(S) Will Be Completed Exclusively Using Old-Craft Styled (Brushing and Rolling) Methods	<input type="checkbox"/> YES
All Debris That Is Accumulated and Collected During the Project Will Be Removed from The Home/Building and Properly Disposed of At the Time of Completion - Accordingly to EPA Laws And Regulations * Recycling Executed When Applicable *	<input checked="" type="checkbox"/> YES
We Must Be Informed If Any Contractor/Service Worker Scheduled Ahead of Us Is Not Ready for Our Arrival by Our Scheduled Start Date - Or Additional Charges Could Incur	<input checked="" type="checkbox"/> YES
Any Contractor/Service Worker Scheduled Ahead of Us Must Have the Work Site/Area Completely Cleaned Up Prior To Our Arrival - Or Additional Charges Could Incur	<input checked="" type="checkbox"/> YES
Client Must Remove All Fragile, Sentimental, Irreplaceable, Or Valuable Items That Impede Our Ability to Access All Work Surfaces/Areas (Within Reason) Prior To Our Arrival on The Site. ** We Can Provide Some Help Moving Items. We Accept No Liability for Breakage, Damages, Or Loss Whatsoever.	<input checked="" type="checkbox"/> YES
We Are Available for More Extensive Moving of Items, Outside of Our Regular Scope - For an Additional Fee. Not Sure; Just Ask!	<input checked="" type="checkbox"/> YES
Client Is Responsible for Providing Access to Electricity	<input checked="" type="checkbox"/> YES

Client Is Responsible for Providing Access to Water	<input checked="" type="checkbox"/> YES
Client Is Responsible for Providing Access to Indoor Heat, When Needed	<input checked="" type="checkbox"/> YES
Client Is Responsible for Providing Access to Parking	<input checked="" type="checkbox"/> YES
Client Is Responsible for Covering Any Costs Related to Ferry Rides or Tolls, When There Are No Other Reasonable Alternatives	<input checked="" type="checkbox"/> YES
Client Must Thoroughly Inspect Project Once Completed. *Work Is Not Considered Finished Until Client Approval*	<input checked="" type="checkbox"/> YES
<p>When We Offer a Quote That Is Broken Down into Multiple Individual Tasks/Items and Pricings, We Are Doing So with The Understanding That in The End, We Will Be Completing Most or All of The Individual Tasks That Make Up That Project as A Whole.</p> <p>Some Of the Bigger Considerations We Make When Breaking These Things Down Are 1. Travel Time, Distance, And Number of Trips to And from The Project Site - As Well As to And from The Sources of Our Materials and Supplies 2. The Number of People We Will Need on Site 3. The Number of Days We Will Need to Set Aside on Our Calendar 4. What Might Our Efficiency and Production Rate Be If We Are Able to Work on More Than One of The Tasks at A Time - Or One Right After the Other (While Still at The Site).</p> <p>So, Extra Charges May Occur If the Scope of Work You Decide on Eliminates or Breaks Things Down Enough to Affect Our Ability to Make a Reasonable Profit from The Work That You Do Want Completed.</p> <p>We Can Eliminate This Challenge Altogether by Coming Up with Fixed Prices for Each and Every Task Individually That Are High Enough to Cover Any Chance of Us Not Doing Reasonably Well on Everything - Though We Have Found That Most of Our Clients Appreciate Our Commitment to Reaching the Fairest Conclusion for Everyone.</p>	<input type="checkbox"/> YES
<p>If You Are Interested in Getting on Our Calendar, a Signed Copy of Page (7) Must be Sent to Us - to Get on Our Schedule</p> <p>A. Once We Receive the Deposit and All Requested Paperwork, We Can Discuss Your Timeline Preferences, As Well As What Is Available on Our Upcoming Schedule.</p> <p>B. We Generally Do Not Have Issues Accommodating Any Reasonable Scheduling Preferences</p>	<input checked="" type="checkbox"/> YES

**A Signed Copy of This Page (7) Must be Sent to Us,
and a Filled-Out Copy of the Following Page (8) - to Get on Our Schedule**

Quote Number:	#066-06.24
Client Name:	McClain/Beltran-WSCJTC

FIXED PRICING (**See Above for Specifics):	
Is Your Project Fixed Pricing?	<input checked="" type="checkbox"/> YES
Phase 1: Mock City Ext Prep & Paint, Pre-Tax	84,820.03
Phase 2: Cedar Hall & Evergreen Ext Prep & Paint, Pre-Tax	104,013.84
Phase 3: Facilities Annex & Madrona Hall Ext Prep & Paint, Pre-Tax	111,755.31
Phase 4: Firing Range Ext Prep & Paint, Pre-Tax	166,271.91
Phase 5: Olympic Center Ext Prep & Paint, Pre-Tax	176,316.14
Phase 6: Cascade Center Ext Prep & Paint/Stain, Pre-Tax	375,851.60
Subtotal, Pre-tax	1,019,028.83
Sales Tax (10.2%) Burien, WA	103,940.94
Total Amount Due w/ Sales Tax (Burien, 10.2%)	1,122,969.77

This Page (7) MUST be Signed HERE

I, _____, ("Client"), Do Hereby Acknowledge That I Have Fully Reviewed This Entire Proposal, Understand Its Terms and Conditions, And That I Am Authorized to Execute This Document. I Accept All Terms; Pricing; And Specifications as Stated Herein and Do Hereby Authorize Healthy Painting and Restoration, To Begin Work on This Project Upon My/Our Execution of a Formal Contract and Delivery of The Appropriate Deposit and Color/Product Preferences.
Healthy Painting and Restoration

Darryl Whalen, Owner

Date: June 18, 2024

**A Copy of This Page (8) Must be Sent to Us, and a Signed Copy of the Previous Page (7) -
to Get on Our Schedule**

Section 2: Colors and Sheens Selections, Signatures

Quote Number:	#066-06.24
Client Name:	McClain/Beltran-WSCJTC

Exteriors:

Does This Section Apply to You? YES

Exteriors	Paint or Stain Brand	Paint or Stain Line lines	Color Name & Code Number	Sheen
Home/Building#1				
Walls/Body				
Trim				
Ceilings				
Accent/Others				
Garage/Other#2				
Ceilings				
Walls				
Trim				
Others				

SHEEN GUIDE

These Are the Most Commonly Used Sheens - And the Surfaces They Are Most Commonly Used On. Sheen Refers to The Glossiness of The Finish and Indicates How Much Light the Paint Reflects. Higher Sheens Are Shinier - and Reflect More Light. The Lower Sheens Are Flatter - And Reflect Less Light.

**** The Flatter/Lower the Sheen - The Better Job It Does of Hiding Imperfections Present on The Surfaces. Which Sheen Is Considered Best for Each Project Is Contingent Upon the Age and Condition of The Surface.**

Flat Sheen - 3%-10%: Has None to a Slight Sheen. It Is the Warmest Sheen, Yet the Least Durable Sheen.

Where **Flat Sheen** Is Used:

Interiors: Most Often Used on Bedroom, Living Room, Hallway and Dining Room Ceilings. Least Often Used on Kitchen and Bathroom Ceilings - Unless They Are High Ceilings.

Exteriors: Most Often Used on The Walls (Body) And Ceilings of Homes, Buildings, Garages, Etc. It Is Highly Recommended on Any Exterior Structure Built Before 1970, And Mandatory on Most Any Historic Restoration Project.

Eggshell Sheen - 12%-20%: Has A Soft Sheen and Is Slightly More Durable Than Flat Paint.

Where **Eggshell Sheen** Is Used:

Interiors: Most Often Used on Bedroom, Living Room, Hallway and Dining Room Walls. Often Used on Kitchen and Bathroom Ceilings. Often Used on Kitchen and Bathroom Walls - Depending on The Circumstances.

Exteriors: Most Often Used on Trim/Millwork (Windows, Casings, Doors, Frames, Fascia, Beauty Boards, Etc.) Of Newer Homes - Occasionally on Older Homes. Often Used on The Walls (Body) And Ceilings of Newer Homes, Buildings, Garages, etc.

Satin Sheen - 25%-35%: Has A Slightly More Reflective Sheen and Is More Durable Than Eggshell Paint.

Where **Satin Sheen** Is Used:

Interiors: Most Often Used on Bathroom and Kitchen Walls. Often Used on Kitchen and Bathroom Ceilings. Occasionally Used on Trim/Millwork (Windows, Doors, Floor Base, Etc.).

Exteriors: Somewhat Often/Occasionally Used on Trim/Millwork (Windows, Casings, Doors, Frames, Fascia, Beauty Boards, Etc.) Of Newer Homes. Very Occasionally Used on The Walls (Body) And Ceilings of Homes, Buildings, Garages, etc.

Semi-Gloss Sheen - 35%-60% Sheen: Reflects Light, Giving It a Bright, Shiny Finish. It Is More Durable Than Satin Paint.

Where **Semi-Gloss Sheen** Is Used:

Interiors: Most Often Used on Trim/Millwork (Windows, Doors, Floor Base, Etc.). Often Used on Kitchen and Bathroom Walls. Occasionally Used on Kitchen and Bathroom Ceilings- Depending on The Circumstances.

Exteriors: Rarely/Occasionally Used on Trim/Millwork (Windows, Casings, Doors, Frames, Fascia, Beauty Boards, Etc.) Of Newer Homes

****Please Ask About the Sheen Properties of Other Coatings, Such as Stains, Oils, Urethanes, Lacquers, Acrylics, Varnishes, etc.**

***** We Can Match Your Favorite Color Samples. 45 Years of Experience Has Enabled Our Expertise in Color Matching and Color Consultation - ****SEE ABOVE!**

Section 3: Recent Testimonials

<p>Annie - Tacoma (November - 2022) Being an owner of a century old home, I wanted to choose a company who could match an expertise in exterior lead paint renovation with great quality. Healthy Painting was the right choice. From beginning to end, Darryl kept me in the loop throughout the process. I had no idea it could even turn out as nice as it did thanks to Tom's attention to detail. And I can't forget Sara who never failed to respond to all my inquiries. Overall, they were a lovely company to work with. I continue to enjoy their quality craftsmanship and would use them again without hesitation.</p>	<p>Esther - Seward Park (December - 2022) "Thanks to each of you for the role you played in restoring my deck. It is such a pleasure to work with Darryl and his crew and to have confidence that the job will be done, carefully and well. And to know that I can count on their being here when they say they will. I am more than satisfied and would certainly recommend Healthy Painting and Restoration to any of my friends.</p>
<p>Anna & Kevin - Montlake (May - 2021) Thank you for your accurate and precise work, it was as much appreciated as the care you put into keeping everything clean and tidy in the area you were working. The house looks so much better now.</p>	<p>Cathy & Martin - Sammamish (August - 2022) I hired Healthy Painting to refinish my front door. Darryl's team was professional, knowledgeable, considerate and focused. The results were wonderful. I would not hesitate to work with Healthy Painting again in the future.</p>
<p>Anne & Colin - Broadview (April - 2022) Thanks so much! We really appreciate it. Looks awesome.</p>	<p>T & B Chang - Burien (August - 2021) "I won't forget what a great job you all did – Tom, Louie, Jay, Shane, Sara and Darryl. Thank you very much!"</p>
<p>Julia & Chris - Volunteer Park (August - 2022) Darryl & The Healthy Painting Team, we're so grateful you helped us bring our house back to life. You were such a joy to work with, and we cannot wait to have you back. Thank you.</p>	



Exterior Painting



Interior Painting



Door Refinishing



Lead Mit Remediation



Exterior Staining



Plaster & Skim coating



Woodwork Staining



Lead Ext Remediation



Cabinet Refinishing



Drywall Installation



Caulking & Sealing

Section 4: Recent Project Photos

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:44AM

Project Number: 40000037

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026
Project Class: Preservation
Agency Priority: 3

Project Summary

Elevator upgrade and installation of a wheelchair lift for the auditorium stage to meet ADA requirements.

Project Description

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

The Washington State Criminal Justice Training Commission's (WSCJTC) aging facilities have not kept pace with OSHA, WISH L&I/DOSH, EPA, ADA, and all other AHJ requirements. In order to remediate these issues, the agency has taken a pragmatic approach to address areas where there are health and safety along with code and liability risks. The WSCJTC has two main administrative and training buildings that are in need of updates to meet ADA requirements. Specifically, the Cascade building which is the largest facility on campus is in dire need of a modernization effort to its one operating elevator. WSCJTC also requests a wheelchair lift be installed for the auditorium stage. By granting this request the agency will be better served to meet ADA and state code requirements, limit liability concerns, promote health and safety, and promote DEI initiatives.

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

This project upgrade includes modernization of an aging and sole operating elevator and support the installation of a wheelchair lift to the Cascade auditorium stage which is otherwise inaccessible for those demonstrating a need for this access. This project can be completed in 1-phase from design/construction. All phases are included in this request. The project can start July 1, 2026, and end by June 30, 2027. See attached estimate for a detailed proposal and cost outline, (\$251,434 - this cost includes additional service fees for installation with WSST).

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

This project will allow WSCJTC the upgrade and installation of ADA compliant systems for the Burien main campus, specifically our most use administrative and training building known as the Cascade building. Taking no action will result in possible future expenditures to repair or replace aging elevator systems, noncompliance with codes, liability concerns, and a campus that does not promote or serve the wellbeing of all who frequent the Burien campus.

4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:44AM

Project Number: 40000037

Project Title: Omnibus Minor Works

Description

backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

General maintenance and scheduled services of our Cascade elevator are ongoing. Repairs have been conducted leveraging our standard operating budget which can prove costly over several biennia. Parts are increasingly difficult to resource in order to make necessary service and repairs. Those requiring wheelchair access for the stage are not able to inhabit that space, and are frequently positioned in front of the area due to poor design of an aging facility and limited function.

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

WSCJTC staff, recruits, and visitors are impacted by this budget request. The project will enhance operations for the Cascade building, meet code requirements, serve those with ADA needs, and promote inclusion for all who inhabit the Cascade building.

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

This project does not utilize non-state funding.

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

This project supports Goal 4 of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington state have the knowledge and skills to safely protect the communities they serve. This project supports this by ensuring compliance with AHJ, reducing risk and liability, and promoting inclusion. The current building ADA systems are insufficient.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor’s Salmon Strategy)) in the 2025-27 Operating Budget

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:44AM

Project Number: 40000037

Project Title: Omnibus Minor Works

Description

Instructions.

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

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

This project will meet State and Federal goals to ensure compliance with ADA and L&I/DOSH regulations.

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

This project will meet the State and Federal requirements concerning all ADA and AHJ laws and regulations.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is needed to support the agency's mission and goals, and to sustain training for recruits to achieve an overall endstate of preserving our Washington state community's safety and security.

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

This request is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:44AM

Project Number: 40000037

Project Title: Omnibus Minor Works

Description

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This package has no growth management impacts.

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	251,000				251,000
	Total	251,000	0	0	0	251,000
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

There are no anticipated operating impacts related to this project.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000037	40000037
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:46AM

Project Number: 40000038

Project Title: Omnibus Minor Works

Description

Starting Fiscal Year: 2026
Project Class: Preservation
Agency Priority: 3

Project Summary

Indoor arms range target system replacement.

Project Description

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

Per Washington Administrative Code (WAC) 139-05-250, the Washington State Criminal Justice Training Center (WSCJTC) is responsible for facilitating firearms training for the Basic Law Enforcement Academy (BLEA) located, 19010 1st Ave S, Burien, WA 98148. BLEA firearms training accounts over six hundred law enforcement professions averaging 1.75 million bullets expended annually in support of training and testing certification. WSCJTC is currently utilizing an outdated targeting system, located within its indoor range. The system has been operational for over five years and has reached its end-of-life, requiring replacement. The current system has become dilapidated due to the increased training volume, estimated 8.75 million bullets being fired over the systems life cycle. Additionally, per the manufacture, replacement parts are no longer available for the current all-wheel drive system. WSCJTC is forced to repair the current system with salvaged replacement parts from other vendor decommissioned systems creating an exorbitant repair and replacement delays for the current system. Enhanced 2024 BLEA firearms accredited curriculum is projected to increase training volume from 1.75 to 2.5 million bullets expended annually. Furthermore, WSCJTC has only one firing range for all BLEA training and test certification for law enforcement professionals. Additional information is available on request to assist in the justification of this requested funding.

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

This project will replace the existing obsolete targeting system, located within the WSCJTC indoor range. This project can be completed in 2-phases, a design and manufacturing phase and installation phase. All phases are included in this funding request. Rough order of magnitude cost includes labor and materials to replace the targeting system. Additional costs associated with this project such as construction disposal, permitting, electrical service, dedicated power systems, steel pricing, prevailing wage, and finish work are not included and are estimated to be 100,000.00 for a total estimated cost including sale tax to be \$385,700.00.

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

This project will provide WSCJTC with a contemporary targeting system with available replacement parts necessary for routine and preventive maintenance to ensure system operation for the only state-owned indoor range that serves law

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Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:46AM

Project Number: 40000038

Project Title: Omnibus Minor Works

Description

enforcement at the state level in this geographic area. Additionally, a system replacement will provide a three-year product warranty. Should this project not receive funding, the current system will further deteriorate to a point of inoperability and will no longer facilitate training requirements, negatively affecting WSCJTC reputation and ability to adequately train first responders in a WAC required critical skill.

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

WSCJTC has one shooting range to accommodate basic firearms training for the Basic Law Enforcement Academy, responsible for training over six hundred new law enforcement professionals annually. WSCJTC does not have the staff or resources to service, repair, or fabricate equipment and parts to safeguard targeting systems operation. There are no viable firearms ranges within the locality of WSCJTC. Due to training volume, WSCJTC would require multiple range facilities to maintain the current training capacity. Additionally, WSCJTC would need to provide addition instructors, consumable supplies, transportation, and dining facilities for each of the venues. The utilization of an outside range facility would cause significant finical impacts that would certainly exceed the requested funding. Additionally, WSCJTC could not maintain the current training capacity as transportation and dining requirements would decrease available training hours for law enforcement professionals.

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

WSCJTC staff, future law enforcement professionals, visitors, and communities of Washington State are impacted by this budget request. WSCJTC inability to train and certify law enforcement professionals will have a detrimental impact on communities served.

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

This project does not utilize non-state funding.

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

This project supports Goal four of the agencies Strategic Plan to ensure WSCJTC technology and facilities support the agency mission, training future law enforcement professionals. The mission of the agency is to establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professionals in Washington State have the knowledge, skills, and ability to safely protect the communities served. This project supports the agencies mission by providing a feasible training environment and equipment necessary to facilitate mandated firearms training

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Capital Project Request

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Project Title: Omnibus Minor Works

Description

program.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy)) in the 2025-27 Operating Budget Instructions.

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

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

This project is not related or contributes to gas emission or improved energy efficiency.

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

This project replaces an existing obsolete training system required to train and certify Washington State law enforcement professionals. Any disruption in WSCJTC ability to facilitate training will have a negative effect on Washington State Office of Equity's, Family Support Systems - Community & Public Safety. Providing future law enforcement professional are crucial element in establishing and maintain public safety and trust for Washinton State communities.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for the Direct Pay Tax Credit.

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

This project is highly recommended because of the enhanced training volume, system obsolesces and lack, or available

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Capital Project Request**

2025-27 Biennium

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Project Number: 40000038

Project Title: Omnibus Minor Works

Description

replacement parts required for routine maintenance and system operation. Any loss in training capacity has a negative impact on WSCJTC's reputation, law enforcement agencies served, and Washington State communities.

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

This request is not related to a reappropriation.

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

This project is not linked to the Governor's Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

This project has no growth management impact.

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	386,000				386,000
	Total	386,000	0	0	0	386,000
			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

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 10:46AM

Project Number: 40000038

Project Title: Omnibus Minor Works

Operating Impacts

Narrative

There are no anticipated operating impacts related to this project.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000038	40000038
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

ACTION TARGET PROPOSAL

Washington State Criminal Justice Center

Quotation Number: 144563

Prepared by: Scott DeSanti



3411 Mountain Vista Pkwy, Provo Ut 84606
ActionTarget.com | 888.377.8033

PRICING

(15) Turning Pilot Target Retriever	\$223,000.00
<ul style="list-style-type: none">• 360 degree turning• Custom course of fire programming• Pre-programmed with 30 training scenarios• Lighted carrier (red, blue and white lights)• No drive cable downrange• Hidden Target Clamp• Smart Range Axis Master Tablet & wireless downrange tablet control• Strike Watch to protect retriever from errant rounds	
Installation and Shipping	
<ul style="list-style-type: none">• Includes full Action Target Installation<ul style="list-style-type: none">• Assumes forklift access to range• Access to range requires verification• Includes Shipping to destination	
<hr/>	
Burien. WA Sales Tax	\$22,523.00
<hr/>	
Trusted Partner 3 Year Warranty	\$0.00
<ul style="list-style-type: none">• Comprehensive Trusted Partner Warranty covers both parts and labor due to manufacturing or product defects.	
* See below for detail	
<hr/>	
Total	\$245,523.00

TERMS & CONDITIONS

Action Target Inc. may be referred to as "Action Target" or "ATI" throughout this proposal.

PROPOSAL DATE 6-04-2024

PROPOSAL VALIDITY 30 days from 6-04-2024

PAYMENT TERMS

1. PO with Milestones
2. ATI reserves the right to adjust installation costs based upon the actual site conditions encountered.
3. Unless explicitly itemized, price does not include bonds, fees, assessments, licenses, permits, mandatory wage requirements, other regulatory costs that may be applicable to the job site, or anything else not expressly identified in this proposal.
4. Price applies to range equipment and systems only. It does not include site preparation, construction, trusses/baffle supports, electrical, conduit, or any other work not directly contained in ATI's scope of work.

Steel Pricing Terms

The Parties acknowledge that the Total Contract Price includes an estimated costs for steel to be utilized in the ATI equipment being provided as part of this Agreement. If the actual price for steel at the time ATI orders the steel for this project is less than the amounts estimated in the current Total Contract Price, ATI agrees to adjust the Total Contract Price accordingly and credit Customer the difference. ATI will utilize the "Notice to Proceed" as the time frame to asses the cost of steel for the project, including Industry Indexes and then current quotes from ATI's steel suppliers.

HVAC Terms

If any changes to scope, design, or layout are requested by the Customer which require a change to be made to the HVAC equipment ordered after the contract execution, customer agrees to pay ATI for any increased costs incurred from such changes. Also, if drawings are not approved by customer within five (5) months of signed contract, customer agrees to pay ATI the difference in HVAC equipment pricing. Current HVAC equipment cost increases estimated to be between 2% and 5% per month. "

SHIPPING TERMS

1. FOB destination: prepaid.
2. Shipping costs are estimates and subject to change; actual shipping costs will be subject to availability and rates at time of purchase.

DELIVERY & INSTALLATION TERMS

1. Manufacturing shall take no fewer than 14-16 weeks.
2. Factory Certified Installemated 13.working days.
3. Installation cost is based upon having forklift and scissor lift access. If forklift and scissor lift access is not available, the installation cost will increase.

**CUSTOMER
RESPONSIBILITIES**

1. Buyer to verify the ceiling structure within the range is capable of containing any errant type secondary bullet impacts.
 2. All conduit, A.C. wiring, A.C. electrical connections, lighting, and any duct work is specifically excluded from this proposal and scope of work. If conflict with HVAC, plumbing or electrical equipment occurs, it will be the owner's / contractor's responsibility to resolve issues in a timely manner. Any delays from these may require a change order for additional install time.
 3. Engineered stamped drawings for all hanging points, seismic engineering/components and/or ATI provided equipment.
 4. Permits, licenses, special insurance requirements, bonds (when applicable), regulatory costs, or any other special fees unknown at this time.
 5. Concrete work including slabs, footings, and walls, floor trenching and wall notching (if applicable).
 6. Structural work of any kind, including structural supports, canopies, etc.
 7. Engineering of ceiling or roof structures, trusses, beams cross-members, columns or pillars to accommodate baffle, trap, target systems, lighting and HVAC equipment weight loads. Weights and load points will be provided in ATI drawings for utilization by the general contractor, engineer or architect.
 8. Drop ceiling behind the safety ceiling at the firing line or other light fixtures in this area.
 9. Temporary lighting and power (including 3 phase, if necessary).
 10. Supplying of electrical services, electrical outlets, conduit(s), junction boxes, disconnects, stub-outs and lighting of any kind.
 11. 120-volt power to the control panel, control conduits, and dedicated analog phone line to DDC panel, labor to assist ATI's control technician with pulling in all necessary low voltage cable (all control conduits are required to have pull strings installed prior to arrival of ATI's start-up technician), labor and hardware to install DDC control panels in the building and on the roof, dedicated 120-volt circuit to the control pipe and wire for the evaporative cooler section fill and drain valves.
 12. Power and disconnect switches to all equipment per local code and manufacturer's requirements on the equipment, VFDs for the electrical contractor to mount and wire (ATI will only supply low voltage wire connections).
 13. Range lighting controls and wiring. (unless specifically called out in quote)
 14. Gas, water, and drain piping to the ventilation equipment set by ATI;
 15. Cutting, coring, sealing and/or patching of any wall surfaces, roof surfaces, and or concrete (if applicable).
 16. Additional fees related to "customization" of product or work otherwise identified as "custom".
 17. Action Target MUST have temporary internet access at the facility to program HVAC controls. HVAC maintenance personnel must be present for commissioning to learn troubleshooting for post sign-off.
 18. Any other work, materials or equipment that is not expressly included in the ATI Work.
 19. Disposal of construction waste.
 20. Wash area and restroom facilities.
-

**ACTION TARGET
RESPONSIBILITIES**

1. Consultation and recommendation of optimal range design.
2. Design of ranges for complete ballistic containment.
3. Procurement, engineering, cutting and painting of ballistic steel plate.
4. Manufacture of targets and control systems.
5. Provision of sound attenuation material as called out on ATI drawings.
6. Design, engineering, and supply of HVAC systems provided by ATI. (if applicable to this project)

**CONFIDENTIALITY
COPYRIGHT &
REPRODUCTION**

This proposal is submitted by Action Target Inc. Any and all information, drawings, specifications and other design documents contained herein is the property of Action Target Inc. and shall not for any reason, whether tangible or intangible, be disclosed, duplicated, or used, in whole or in part, for any reason other than to evaluate this quote.

**TERMS &
CONDITIONS
CLAUSE**

This is a summary of standard Action Target Inc. Terms and Conditions. Action Target Inc. reserves the right to change, modify or add to these Terms and Conditions in the final customer contract.

MEET YOUR ACTION TARGET TEAM

Action Target's approach to projects as such is to form cross-functional teams to ensure a timeliness and accuracy from the bidding phase through delivery and warranty. The primary team responsible for the production, delivery, and installation of your range is as follows:



**SCOTT DESANTI, RANGE
CONSULTANT - scottd@actiontarget.com**

Scott is Action Target's range consultant for the Northwestern United States. He assists the team by evaluating shooting range needs and providing detailed building requirements, range drawings, and precise budgets for range equipment. With 25 years of experience in sales and management, Scott has been a strong asset to Action Target since he joined the company in 2011.

Notable range projects: Seattle PD - Spokane County - Kent PD - Spartan Firearms - Sioux Falls PD - Portland PD - Bellevue PD - Wyoming Gun Company - WGS Lakewood - Calgary Police - Vancouver Tactical Training Center - Idaho National Lab - Washington County Public Safety - RCMP Western Regional Training Center.- RCMP Academy - Altoona PD - Council Bluffs PD - Hanford DOE - Idaho National Lab - Calgary PD

TRUSTED PARTNER WARRANTY™

3-YEAR COMPREHENSIVE COVERAGE

Action Target's 3-year Trusted Partner Warranty is peace of mind for gun ranges. It is uninterrupted training for those that serve. It is a resounding pledge from Action Target to its customer's success as the Trusted Partner at Every Level™.

Our Promise

The comprehensive Trusted Partner Warranty covers both parts and labor due to manufacturing to product defects.

CORE PRODUCTS COVERED

- Genesis™ Target Retriever
- Pilot™ Target Retriever
- SmartRange Axis™ Range control
- DRM Pro™
- Shooting Stalls
- Rubber Berm Trap
- Vortex™ Steel Trap
- Baffles and Deflectors
- Turning targets
- Auto Targets™
- MATCH™
- TAC House™
- Line of Fire™

LEARN MORE

ActionTarget.com/TrustedPartnerWarranty



PILOT™

SIMPLE, SMART, WIRELESS

The Pilot satisfies the need for a robust wireless retriever at a reduced cost. Options include simple out and back functionality or 360° turning with pre-loaded games and training drills. An integrated camera and target lighting provide an enhanced shooter's experience.

Engaging Shooters

Pilot features preloaded games and drills developed by leading firearms trainers. An integrated 360° turning clamp physically exposes and conceals the target for specific or random amounts of time. This enables shooters of any skill level to be challenged.

Strike Watch™ Technology

Pilot incorporates Strike Watch technology to detect strikes on the carrier, automatically protecting your investment. When shot, all lights strobe and the shooter is warned. After subsequent strikes on the carrier, the session is terminated.

Low-Maintenance Design

Pilot is a wireless target retriever, eliminating the need for cables and bus bars downrange. In addition, it features a hidden clamp and a front shield made from 3/8" AR500 steel. These features eliminate expensive repairs, ensuring low cost of ownership.

Streamlining Technology

The Pilot interface was specifically designed for intuitive out and back navigation. It also displays the target on the local control screen.

Hidden Clamp

The 360° turning clamp is concealed inside the carrier. This eliminates expensive and time-consuming maintenance, which is a common requirement for exposed metal down riggers. An economic 2-part backer interfaces with the clamp, enabling dynamic target presentation.

Action Target Connected

Pilot is connected to SmartRange Axis™ range control software through Action Target's cloud network. This allows Action Target to update content remotely, troubleshoot on the fly, and provide expedited customer support.

Outdoor Range Capable

The Pilot X series is an upgrade version engineered to operate outdoors in inclement weather and above-freezing environments. Benefiting from electronics rated at IP64, a weather-resistant retriever, an all-weather track, and additional features make it the perfect choice for ranges worldwide, even in the most remote and extreme locations.



LEARN MORE
ActionTarget.com/Pilot

FEATURES

- SmartRange Axis Compatible
- Strike Watch Technology
- 100% Wireless Functionality
- Optional Integrated Target Camera
- Hidden Target Clamp
- Integrated Carrier Lighting: White & Police Strobes
- Easy-to-Use Control Interface
- Plug and Play Upgrades
- 3/8" AR500 Steel Deflector Plate
- Outdoor Range Capable



SMARTRANGE AXIS™

ENHANCED RANGE CENTRAL CONTROLS

SmartRange Axis™ is a powerful range management solution allowing for remote access to your range for quick diagnosis and service, integrated control platform that puts all your equipment at your finger-tips, user friendly simple and intuitive interface for customers and staff, wireless, security with administrative login, lane management controls, industrial grade tablet, with multiple tablet control options, maximizing range usage and user experiences.

Lane Management

SmartRange Axis' Lane Management is second to none, offering the ability to enter shooters' names, assign unique permissions, and designate lane time limits.

Unique Permissions

User profiles are created by ranges and assigned to shooters at check-in. Each user profile carries unique permissions for program access and editing, lighting control, and equipment features. This allows ranges to tailor each session based on criteria such as range staff roles, membership level, etc.

Program Creation

Build dynamic programs and organize them by folder. Control exposure time, edge time, and cycle count. Or establish random parameters for a truly unpredictable and challenging training session.

Lighting Controls

Control stall and carrier lighting from one central location for an unmatched experience in training and an enhanced look and feel for any range.

Timed Drills

Set up and execute timed drills with customized target exposure times, cycle counts, and retriever speed for training or qualification.

Action Target Connected

SmartRange Axis uses a range server that connects with Action Target's cloud network. This provides access to analytics, remote troubleshooting, system improvements, and content updates for improved and streamlined business processes. As the building block for the future, Smart-Range Axis will continue to grow and serve as a central element for all range operations.

HVAC Management

Utilize a user-friendly control of your HVAC system, optimizing heating, cooling, and the safe removal of smoke and harmful containments like airborne lead and carbon monoxide from your range; while maintaining the necessary negative pressure to other areas of your building, preventing the spread of those same harmful containments. HVAC controls also allow you to monitor the health of your filters to keep your system running as efficiently as possible.



LEARN MORE

ActionTarget.com/SmartRange

FEATURES

- Central Master Range Control
- Lane Management
- Unique Permissions/User profiles
- Action Target Connected Remote Access
- Program and Timed Drill Creation
- HVAC Management
- Stall and Carrier Lighting Controls
- Language support options



AFTERMARKET SERVICES

TURNKEY CONVENIENCE, COMPLIANCE, AND SAFETY

Managing a range requires a lot of effort and attention to detail. Action Target eliminates much of that effort with our turnkey range solutions. From scheduled maintenance and cleanings to managing metals recycling and compliance documentation, Action Target's services streamline your operations.

Recycling & Disposal Programs

Metals Recycling

Recycling your metals with Action Target is easy and efficient. Simply contact Action Target to schedule a pickup. We will be there within 72 hours, at which time your London Metals Exchange (LME) spot pricing will be locked in.

- **Fast and Convenient Pickup**
- **Simple Brass and Lead Packaging**
- **Best in Class Payment Structure and Loyalty Bonus**
- **10% BONUS for Action Target equipment and services**

Range Waste Disposal

Genesis is connected to SmartRange Axis™ range control software through Action Target's cloud network. This allows Action Target to update content remotely, troubleshoot on the fly, and provide expedited customer support.

Rubber Berm Trap Cleaning

Transparent pricing

Action Target uses a simple, transparent, all-inclusive pricing structure based on the size of your trap to give you the best return on your metals. 100% of the metals value belongs to you. Opt for a check or credit at our store with a 10% loyalty discount. Store credit can be applied to Action Target products, services, and range equipment.

Proprietary Process

We have developed a proprietary process to clean your rubber berm traps with the safety and profitability of your range in mind.

Convenience

This complete turnkey solution integrates with our Metals Recycling and Filter Disposal Programs. We also provide all the necessary containers, pallets, packaging, and other transport materials, simplifying your role in the process.

Maintenance & Cleaning Programs

Range Visits

Action Target works with you to build a plan that determines the appropriate number of annual visits your range requires. These visits include a number of specialized services to keep your range running at peak condition.

Range Cleaning

With staff and client safety as our top priority, we provide cleaning services to help you maintain a safe and sanitary range.

Range Maintenance

We provide resources to help you maintain your range. From maintenance schedules to operation and maintenance manuals, we ensure you are prepared to properly care for your equipment.

Action Target Store



Paper and Cardboard Targets

With more than 1,000 target designs, we offer a greater selection than anyone else in the industry.



Target Backers

We stock a variety of backers to fit any target system.



Steel Targets

We offer a wide variety of innovative steel targets.



Eye and Ear Protection

Keep your customers safe with quality ear and eye protection designed for target shooting and tactical situations.



Firearm Storage and Cleaning

Keep your rental guns secure and working smoothly with our selection of firearms storage, cleaning, and lubrication gear.



Range Cleaning Products

Keep your range safe and clean with products designed to remove lead from hands, shoes, floors, and other surfaces.



HVAC Filters

Specifically designed to filter lead and high loading conditions found in indoor firing range applications.

Customer Support

24/7 Support

Action Target Customer Service is always on call and ready to help with warranty issues, replacement parts, and anything else you need to keep your range running at peak performance. We stand behind our work and we stand behind you.

Nation-Wide Representatives

Regionally-located customer service technicians provide fast industry-leading service in all states.

Remote Access

Many of our products are remotely-accessible, allowing our team to quickly troubleshoot and provide assistance. This speeds up the maintenance process, ensuring minimum downtime.

Inventory

We maintain a parts inventory to minimize service lead times. Additionally, our team works with you to ensure you have the necessary parts on-site to maximize the effectiveness of technician visits.

3-year Warranty

We at Action Target stand behind our products with the industry's best warranty. Our 3 year trusted partner warranty is 3x the protection of industry-standard warranties and 3x the peace of mind for customers.

Washington State Criminal Justice Training Commission
 2025 - 2027 Biennium
 Minor Works Project List

Project	Priority	Amount
Dorm Roof Replacement		
Shooting Range Roof Replacement	1	\$ 120,000
Dorm 2 Heat Pumps	2	\$ 299,000
Dorm 2 and Dorm 3 Security Upgrade	3	\$ 151,000
Olympic Building Roof Replacement	4	\$ 421,000
Campus Concrete Work Repair	5	\$ 369,000
Campus Asphalt Repair	6	\$ 212,000
Mock City Additional Cooling	7	\$ 194,000
CIT Modular Heat Pumps	8	\$ 45,000
Control Room Upgrade	9	\$ 351,000
Virtual Trainer HVAC	10	\$ 68,000
Campus Buildings Exterior Painting	11	\$ 1,123,000
Burien Campus ADA Upgrades	12	\$ 251,000
Indoor Arms Range Target System Replacement	13	\$ 386,000
Total		\$ 3,990,000

227 - Criminal Justice Training Commission
Capital Project Request

2025-27 Biennium

*

Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:34AM

Project Number: 40000039

Project Title: Restroom and locker room renovation

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

Project Summary

Restroom and locker room renovation and repair.

Project Description

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

The WSCJTC campus facilities comprised of eight buildings with accompanying restrooms and locker room facilities are aging and need of repairs and renovations. The current plumbing and overall façade of these restrooms and locker rooms are over 4 years old. There have been several significant mechanical, electrical, and plumbing emergencies in the past 5 years that have absorbed a significant amount of the Facilities Unit operating budget to either replace or repair critical components required for the proper functioning of commercial grade restrooms and locker room facilities. The next needed step is to complete a renovation project of all existing restrooms and the locker rooms in order to sustain operations for a very busy campus supporting over 131 FTEs, 50 contractors, and 21 BLEA/COA classes per year comprised of up to 36 students per class. We also have to account for visitors who utilize our facilities for training and graduation events.

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

This project will address the health and safety issues with our existing restrooms and locker room areas, and repair and renovate aging plumbing that presents noxious gases, upgrade outdated electrical outlets that are not to code, update all existing urinals, toilets, shower heads and stalls, and fixtures, and retrofit each restroom and locker rooms with up to date facades that meet industry standard for a campus footprint that WSCJTC maintains to meet operations and mission requirements. This project can be done in 2 phases – design and construction. The project can start July 1, 2026, and end by June 30, 2027. See attached C-100, benchmarking cost estimate and reference list for a detailed cost outline, (\$2,793,000 with WSST included).

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

The project will address health and safety concerns, morale of students and staff, community relations, and improve facades, mechanical, electrical, and plumbing for an aging and failing infrastructure on our main Burien campus. Doing nothing will only contribute to more issues and problems that will cost more money to repair, exacerbate deterioration and propagate unsafe and unhealthy training and operating conditions.

4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost

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Capital Project Request

2025-27 Biennium

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Project Number: 40000039

Project Title: Restroom and locker room renovation

Description

backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

The current alternatives we have explored is to utilize our small facilities staff to conduct repairs and contract for costly repairs leveraging a very limited operating budget as events arise. Our agency’s facilities department responds on average 2-3 times per week to a restroom and locker room shortfall normally concerning plumbing matters due to the aging infrastructure we are forced to work with and the high volume of people who depend on our facilities. It would be costly, ineffective, and unsafe to continue to do repair and work in this manner. Additionally, these emergent requirements take away from already planned preventative maintenance our agency programs throughout a given year while adhering to the confines of our limited annual operating budget.

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

The WSCJTC occupants and visitors, surrounding community will be directly impacted. It would also be a definite relief to all users who are consistently on our campus throughout each FY.

6. Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share of project cost allowable and the 7supporting citation or documentation.

This project does not utilize non-state funding.

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

This project supports the safety plan and the agency strategic plan through enabling fluid training and operations on a 36-acre campus with high volume of daily activity supporting the entire state of WA law enforcement training and recertification efforts. Addressing the safety of the students, staff and visitors is an imperative in daily operations. Other State Agencies also will benefit and the community benefits too when they use the facility for community functions such as recycling events, gun buyback programs through adjacent LEAs, community holiday events, job fairs, community training, and more.

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

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

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure

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Project Title: Restroom and locker room renovation

Description

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

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

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

Yes, this project would meet all current LEED and State proclamations for energy efficient programs.

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

This proposal has a positive impact on all communities by providing safe conditions to staff, students, and guests who use the campus to attend training meetings, protects, and preserves state assets.

12. Is this project eligible for Direct Pay? If yes, include this project in the Direct Pay Form for inclusion to capital budget request submittal.

This project is not eligible for Direct Pay Tax Credit.

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

This project is needed to improve safety, overall use of the campus, and well-being of all who are on our campus. It will enhance our relationship with the community and other government entities.

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

This project is not related to a reappropriation.

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

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Project Title: Restroom and locker room renovation

Description

This project is not linked to the Governor’s Salmon Strategy.

Proviso

Not applicable.

Location

City: Burien

County: King

Legislative District: 033

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

This project has no growth management impacts.

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	2,793,000				2,793,000
	Total	2,793,000	0	0	0	2,793,000
			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

There are no expected operating impacts to remodel and renovate restrooms and locker rooms.

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000039	40000039
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

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

Contact Information

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

Statistics

Gross Square Feet	9,340	MACC per Gross Square Foot	\$168
Usable Square Feet	9,340	Escalated MACC per Gross Square Foot	\$179
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	13.25%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	
Inflation Rate	3.33%	Higher Ed Institution	
Sales Tax Rate %	10.20%	Location Used for Tax Rate	Burien, WA
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	September-25
Construction Start	September-25	Construction End	June-27
Construction Duration	21 Months		

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Project Cost Summary

Total Project	\$2,887,178	Total Project Escalated	\$2,717,207
		Rounded Escalated Total	\$2,717,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$2,793,000
Next Biennium			\$0
Out Years			-\$76,000

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

Consultant Services			
Predesign Services	\$25,000		
Design Phase Services	\$150,714		
Extra Services	\$53,000		
Other Services	\$82,712		
Design Services Contingency	\$15,571		
Consultant Services Subtotal	\$326,998	Consultant Services Subtotal Escalated	\$342,977

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,570,000	Maximum Allowable Construction Cost (MACC) Escalated	\$1,669,270
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$78,500		\$84,176
Non-Taxable Items	\$0		\$0
Sales Tax	\$198,662	Sales Tax Escalated	\$178,870
Construction Subtotal	\$2,146,162	Construction Subtotal Escalated	\$1,932,316

Equipment			
Equipment	\$250,000		
Sales Tax	\$25,500		
Non-Taxable Items	\$0		
Equipment Subtotal	\$275,500	Equipment Subtotal Escalated	\$295,419

Artwork			
Artwork Subtotal	\$13,518	Artwork Subtotal Escalated	\$13,518

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$90,000		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$90,000	Project Administration Subtotal Escalated	\$96,507

Other Costs			
Other Costs Subtotal	\$35,000	Other Costs Subtotal Escalated	\$36,470

Project Cost Estimate			
Total Project	\$2,887,178	Total Project Escalated	\$2,717,207
		Rounded Escalated Total	\$2,717,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$0		\$60,000		-\$60,000
Consultant Services					
Consultant Services Subtotal	\$342,977		\$250,000		\$92,977
Construction					
Construction Subtotal	\$1,932,316		\$2,068,441		-\$136,125
Equipment					
Equipment Subtotal	\$295,419		\$300,000		-\$4,581
Artwork					
Artwork Subtotal	\$13,518		\$0		\$13,518
Agency Project Administration					
Project Administration Subtotal	\$96,507		\$70,000		\$26,507
Other Costs					
Other Costs Subtotal	\$36,470		\$45,000		-\$8,530
Project Cost Estimate					
Total Project	\$2,717,207	\$0	\$2,793,441	\$0	-\$76,234
	\$2,717,000	\$0	\$2,793,000	\$0	-\$76,000
Percentage requested as a new appropriation			103%		

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	\$10,000			
Environmental Analysis	\$15,000			
Predesign Study	\$0			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$25,000	1.0362	\$25,905	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$150,714			69% of A/E Basic Services
Other	\$0			
Insert Row Here				
Sub TOTAL	\$150,714	1.0391	\$156,608	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$0			
Geotechnical Investigation	\$10,000			
Commissioning	\$25,000			
Site Survey	\$10,000			
Testing	\$8,000			
LEED Services	\$0			
Voice/Data Consultant	\$0			
Value Engineering	\$0			
Constructability Review	\$0			
Environmental Mitigation (EIS)	\$0			
Landscape Consultant	\$0			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$53,000	1.0391	\$55,073	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$67,712			31% of A/E Basic Services
HVAC Balancing	\$15,000			
Staffing	\$0			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$82,712	1.0723	\$88,693	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$15,571			
Other	\$0			
Insert Row Here				
Sub TOTAL	\$15,571	1.0723	\$16,698	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$326,998	\$342,977

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$10,000				
G20 - Site Improvements	\$25,000				
G30 - Site Mechanical Utilities	\$150,000				
G40 - Site Electrical Utilities	\$150,000				
G60 - Other Site Construction	\$100,000				
Other	\$0				
Insert Row Here					
Sub TOTAL	\$435,000		1.0420	\$453,270	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation	\$25,000				
Parking Mitigation					
Stormwater Retention/Detention	\$10,000				
Other					
Insert Row Here					
Sub TOTAL	\$35,000		1.0420	\$36,470	
3) Facility Construction					
A10 - Foundations	\$75,000				
A20 - Basement Construction	\$0				
B10 - Superstructure	\$0				
B20 - Exterior Closure	\$70,000				
B30 - Roofing	\$60,000				
C10 - Interior Construction	\$250,000				
C20 - Stairs	\$0				
C30 - Interior Finishes	\$100,000				
D10 - Conveying	\$30,000				
D20 - Plumbing Systems	\$170,000				
D30 - HVAC Systems	\$50,000				
D40 - Fire Protection Systems	\$25,000				
D50 - Electrical Systems	\$150,000				
F10 - Special Construction	\$50,000				
F20 - Selective Demolition	\$20,000				
General Conditions	Incl. above				
Other Direct Cost	\$50,000				
Insert Row Here					
Sub TOTAL	\$1,100,000		1.0723	\$1,179,530	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$1,570,000			\$1,669,270	
	\$168			\$179 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$78,500		
Other	\$0		
Insert Row Here			
Sub TOTAL	\$78,500	1.0723	\$84,176

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0723	\$0

9) Sales Tax

Sub TOTAL	\$198,662		\$178,870
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CONSTRUCTION CONTRACTS TOTAL	\$2,146,162		\$1,932,316
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$200,000				
E20 - Furnishings					
F10 - Special Construction	\$50,000				
Other					
Insert Row Here					
Sub TOTAL	\$250,000		1.0723	\$268,075	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0723	\$0	
3) Sales Tax					
Sub TOTAL	\$25,500			\$27,344	
EQUIPMENT TOTAL					
	\$275,500			\$295,419	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$13,518				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	\$0				
Insert Row Here					
ARTWORK TOTAL	\$13,518		NA	\$13,518	

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	\$0				
Additional Services	\$90,000				
Other	\$0				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$90,000		1.0723	\$96,507	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs	\$10,000				
Hazardous Material Remediation/Removal	\$25,000				
Historic and Archeological Mitigation	\$0				
Other	\$0				
Insert Row Here					
OTHER COSTS TOTAL	\$35,000		1.0420	\$36,470	

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C-100(2024)
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>

Tab C

Programmatic Projects

#1 New Training Campus and C100



227 - Criminal Justice Training Commission Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000040

Project Title: New training campus

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 1

Project Summary

Washington State Criminal Justice Training Commission (WSCJTC) Campus Acquisition Design and Construction Project.

Project Description

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

The Washington State Criminal Justice Training Commission (WSCJTC), currently located in Burien, which was established in 1974 with the legislative mandate to set standards and provide essential training for law enforcement officers in Washington State, is at a critical juncture. The Commission is facing a pressing need for new and/or renovated, purpose-built facilities capable of meeting the demands of modern criminal justice training methodologies while accommodating the growing number of agencies seeking their expertise. Local and county law enforcement agencies are working diligently to meet the evolving needs and expectations of the communities they serve. The WSCJTC needs a facility that acknowledges current legislative mandates and can expand to encompass future demands. The existing Burien campus is outdated, inadequate and a health risk for the training required for Washington State's Basic Law Enforcement and Corrections Officers Academy. The existing campus fails to meet legislators' requirements for recruiting, advanced training, and equipping criminal justice recruits to protect the public effectively. In April of 2022, WSCJTC concluded a Capital and Functional Needs Study in conjunction with the State of Washington Department of Enterprise Services documenting that law enforcement expectations and requirements have evolved over the years. The study concluded that the existing Burien Campus and buildings were inefficient for the requirements the State of Washington has placed on the agency. In June of 2024, WSCJTC concluded Predesign Project 23-500 with consultation from DLR Group and DES where the agency studied four distinct alternatives including site acquisition, design, and construction project with alternative four (addressed as alternative three in Predesign Report 23-500) being the preferred alternative (1- no action; 2- existing Burien Campus; 3- Woodbridge Corporate Park; 4- Auburn Site). Through extensive development research, an urban site in Auburn provides a unique opportunity to address WSCJTC's pressing needs and allows the agency to grow and partner with other agencies. The Auburn site is the preferred alternative because it addresses all concerns and future proofs of the agency. The present total estimated project cost is \$928,309,000. This investment could address other agencies' needs as well, creating an opportunity the State of Washington should seize.

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

This project would produce a real estate acquisition (sole focus of this biennium request for funding), design, and construction of a new campus in support of the Washington State Criminal Justice Training Commission agency mission and operational requirements. The Auburn site is located off 15th St SW, Auburn, WA 98001 in the South Auburn Neighborhood. The site is in a Heavy Commercial zone as indicated by Auburn's zoning map and was the former location of the General Services Administration's Northwest/Arctic region. The total site sold to IRG Auburn, LLC of Wilmington, Delaware for \$80 million in 2022. The total site is 129 acres with eight warehouses that are around 170,000 SF each, a childcare center, and an administration building. The WSCJTC program space requirements are 1,953,500 BGSF including facility and

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2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000040

Project Title: New training campus

Description

outdoor components. The warehouses are a part of the original Army site built in the 1950s, and the area administration building was constructed in the 1960s. The C-3 Heavy Commercial Zone allows for medium to high intensity activities, including a wide range of retail, commercial, entertainment, office, service, and professional uses. This zone is designed to accommodate automobile oriented commercial services while also promoting pedestrian-friendly features. Additionally, the uses permitted can include outdoor activities, display, fabrication, or service features, as long as they are not the primary use. This classification allows for activities with more potential impacts on surrounding properties and street systems compared to more restrictive commercial zones. Zoning would require an administrative review due to government facilities. Given its previous federal use, it should be permitted outright. The height limit for heavy commercial is 75 feet, with front and side setbacks of 20 feet and 15 feet, respectively. For WSCJTC, we are proposing WA DES acquire the northern half that holds the childcare center, the administration building, and two of the 1950's warehouses. Two large existing warehouse buildings will be converted to host much of the required program: dining, defensive tactics, weapons, facilities, community gathering and events, classrooms, and an indoor Tactical Village. North of these buildings, the plan includes constructing two new residential buildings, each three stories tall with solar panels on the roofs. An existing office building in the northeast corner of the site will serve administrative operations, while the remaining space will be available for partner programs. The southwest part of the site will feature a driver's training course, an outdoor Tactical Village, and space for a future driver training track. The existing site paving will be resurfaced, and vegetated areas will be enhanced with additional plantings. The Administration building presents a unique opportunity for the adaptive reuse of an existing structure, supporting the WSCJTC program. Utilizing this building saves Washington State money by avoiding the construction of a new administration building elsewhere, making this site an ideal fit. Through DLR Group's workshops, aimed at identifying any program gaps, it was found that the administration program's square footage needs do not match the available space in the existing building. However, this mismatch creates an opportunity to partner with other agencies also seeking new facilities. The Auburn site, with its existing infrastructure and buildings, provides a great opportunity for adaptive reuse to create purpose-built buildings that can house the unique program of WSCJTC. The site already supports areas for parking and has opportunities to create transitional landscape for the occupants of the site. This site acquisition would start on July 1, 2025, and end on June 30, 2027 (24 months – for a detailed timeline program analysis see Predesign Report 23-500, page 2.13). Should the Auburn site become untenable for acquisition in the requested biennium, WSCJTC requests comparable funding and authority to conduct a real estate search and transaction for a similar property which meets the program requirements listed previously. This project would be phased over three biennia, with the intent to conduct land acquisition, design, and construction in sequence over the proposed biennia; and subject to executive and legislative overall project approval and sequenced funding approval to support the program path. Funding request for this biennium would include site acquisition and predesign services to further refine the budget needed for a new build on acquired site when funding is advantageous for the State of Washington to secure additional funding for further design and construction in out years. To complete program requirements during the 2025-2027 biennium the amount requested is at \$145,000,000. For a detailed cost backup please refer to the OFM Form C-100 updated June 2024, Tab Biennium Summary of the WSCJTC Predesign Report 23-500, page 4.4 of the report and Encl 1 - Auburn Site Restricted Appraisal Report_CB24US040122.

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

This request would address the problems of: life safety concerns; lack of security measures; lack of purpose-built facilities; throughput to meet demand; and lack of realistic training environments. Providing funding for relocation of WSCJTC operations to a purpose-built site that will allow for future growth is what is needed to alleviate the issues stated above and in the previous section. A dedicated home for criminal justice training will advance the governor's work to support law enforcement officers and help agencies with recruitment. A new facility will allow for partnerships, new

227 - Criminal Justice Training Commission Capital Project Request

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

Date Run: 9/4/2024 9:36AM

Project Number: 40000040

Project Title: New training campus

Description

training opportunities and cost savings with co-locations with other state and federal agencies and educational institutions. The Burien campus was only intended as a temporary solution to house law enforcement officer training. Now is the time to create a purpose-built facility that allows for proper training for Criminal Justice recruits. Due to the failing infrastructure on the WSCJTC existing campus, the need for more throughput to meet demand for new officers, and the threat to life safety, it is not a reasonable alternative of having no action. The current campus is too small, and the current buildings are inadequate for current needs, addressing the significant training backlog, and getting ahead of future needs for law enforcement training. The current Burien campus requires continual capital interments and increasing maintenance because of its age, design, and construction quality. The current Burien campus has inadequate access to freeways and has no access to mass transit. The size, design, and systems failures prevent optimal execution of WSCJTC's mission. Rebuilding the existing campus is not viable, as it would diminish or halt WSCJTC's training function. Phasing would have significant impacts on the occupancy of the site. The current campus does not reinforce the support Washington State, cities, and counties are trying to provide for officers in tandem with creating new training curriculum and stronger community connections. The current campus does not create a sense of pride for recruits to choose to be a criminal justice professional as a career path. No action will fail to meet the legislative mandates and will limit training quality for our officers. Our communities are demanding well-trained officers to safely protect, de-escalate, and to bring peace. To paraphrase a police chief in Fort Worth, Texas, "Communities are our customers, our officers are our products."

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

DLR Group analyzed three options to determine the best direction for WSCJTC to take during the conduct of Predesign 23-500 project efforts. DLR Group analyzed the existing Burien campus, the Woodbridge site, and the Auburn property. Our experts investigated the existing Burien campus buildings and explored a comprehensive master plan that would create new facilities on the occupied site. The Woodbridge site held appeal due to its iconic headquarters building and the possibility of acquiring newly developed amenities nearby. The Auburn site, which was briefly analyzed in the previous study, allows for future expansion and the possibility of an EVOC course. The deciding factor that elevates the Auburn site above the other sites is that this site utilizes existing infrastructure and allows for future growth. The Auburn campus avails WSCJTC the opportunity to train officers in purpose-built, mission-based facilities that are dedicated to exceeding the expectations of Washington State. The Auburn site also allows for partnering agencies to be integrated into the campus to utilize classrooms, training areas, and administration areas. Based on cost estimating and modeling, the Auburn alternative does provide the most affordability for this program effort. Total Project costs (escalated) for the following alternatives were explored during the Predesign 23-500 project and costs are as follows: Burien: \$939,118,225 (Total); Woodbridge: \$973,931,592 (Total); Auburn: \$928,309,000 (Total). For a further detailed cost table refer to Predesign Report 23-500, page 2.8.

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

The WSCJTC staff, recruits, partners, visitors, and communities in the state of Washington are impacted by this budget request. The proposed Auburn site is a 129-acre property located at the intersection of 15th Street SW and C Street SW in the South Auburn Neighborhood of Auburn, WA 98001. This property is centrally located in western Washington about three miles east of Federal Way. Access to Highway WA-18 E/W is less than two thousand feet from the site. This highway connects to N/S WA-167 and I-5 within approximately one mile and three miles, respectively. The property is bound by major arterials on the north and east: 15th Street SW and C Street SW. The south edge is bound by a property line just beyond Valley Regional Fire Station 35, while the west edge is bound by a property line about 50 feet from the property's array of vacant warehouses.

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2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

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Date Run: 9/4/2024 9:36AM

Project Number: 40000040

Project Title: New training campus

Description

For WSCJTC, we are proposing acquisition of the northernmost 50-acres of the property, which would include four existing unoccupied buildings: two warehouses, one office building, and one small daycare center. Each of these are well suited for adaptive re-use by the proposed program. For program areas not suited to the existing infrastructure, new buildings will be constructed on the remaining site. This site is significantly larger than the current Burien facility. Ample space is sufficient to address the current backlog of basic law enforcement training, as well as the eventual need to train more officers to address retirements and an increasing number of public safety contracts. The potential for full utilization of this campus and its existing infrastructure to meet the expanding needs of WSCJTC gives it an advantage over the other sites. Adjacent to the 15th Street vehicular entrance on the north end of the site is the 105,000 SF 1960's-era office building. As the primary site entrance, this location makes it ideally situated to house the program's administrative function and to serve as the gateway to the secure campus. The current program refinement from our analysis indicates that administrative demand for WSCJTC would not fully occupy the existing office building. This provides the opportunity for partner organizations such as Washington State Patrol, Washington State Department of Corrections, Emergency Management, Washington Military Department, National Guard, JBLM, and Department of Natural Resources. Another possibility is co-tenancy with educational institutions which might facilitate WSCJTC's new and expanded training mission. A co-tenancy model for shared occupation of the existing office building is a viable strategy for reduction of capital and operating costs. South of the existing office building are a total of eight 1950's-era heavy timber warehouses, each approximately 170,000 SF. Two of these would be included on the proposed 50-acre site. These are well suited for re-use as the program's training center and are proposed to be renovated as such. Given the amount of flat, easily developed area surrounding these buildings, this site presents nearly ideal conditions for redevelopment into the WSCJTC training facility. Ample undeveloped area to the east of the warehouses is open for new construction of the outdoor tactical training village and driver training area. Another large undeveloped area between the warehouses and office building is open for new construction of dormitory housing. Additionally, while an Emergency Vehicle Operations Course was not initially proposed for this program, the total property can easily accommodate one by purchasing two of the six remaining warehouses along with their associated land, amounting to approximately 35-acres. This property in its entirety was formerly owned by the General Services Administration of the United States and sold in 2022 to IRG Auburn, LLC for \$80 million. The property has no registered easements. Under the proposed scenario, this site would be separated by plat subdivision, acquired by WA DES, and redeveloped to suit.

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

This project does not utilize non-state funding.

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

Per RCW 43.101.020, Washington State is one of only a few states that not only establishes training standards, but also provides basic training for peace officers and corrections officers. This unique model ensures that every local officer has consistent and high-quality training guided by twenty-one governor appointed commissioners and our state legislature. The following are some goals and objectives for WSCJTC: Provide a facility that meets all legislative mandates; Provide a facility to maximize efficiency and effectiveness of basic law enforcement training and also meet the demand for advanced law enforcement training; Create a centralized location for law enforcement training that has consistent opportunities and outcomes in parallel with the regional training centers; Create a facility that responds to the mandates, best practices, and

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Project Number: 40000040

Project Title: New training campus

Description

expectations of the communities being served. By addressing the urgent need for a new facility, WSCJTC can reaffirm its commitment to public safety, community engagement, and justice. It is time to take decisive action. For decades, WSCJTC has ensured that every peace and corrections officer in the state receives high-quality training to serve their communities. This is not just about updating buildings; it is about investing in the future of law enforcement in Washington State. By providing an updated facility, WSCJTC could ensure that officers receive the training they need to navigate complex challenges with skill and integrity. Decisive action is imperative to build a safer future for all Washington communities. The WSCJTC has been and will continue to be transparent with their training to ensure public safety remains the top priority, including de-escalation techniques. Through previous studies conducted in April of 2022, the most current Predesign Report 23-500 effort, and the proviso requirements addressed from the Engrossed Substitute Senate Bill 5200 of the Capital Budget, the agency hired DLR Group to evaluate alternatives for updating the campus to meet the demands placed on it. The efforts undergone by the agency are currently on file and comprehensive including necessary studies, master planning, and predesign efforts to address information for earnest deliberation.

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

Not applicable.

9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.

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

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

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

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Description

governmental and industry standards.

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

This project will meet all state equity compliance requirements. Areas of particular emphasis for this project follow. Archaeological & Cultural Resources - WSCJTC as part of this predesign contacted Washington State Department of Archaeology and Historic Preservation and found that no historical significance exists on the Auburn site. To follow up the agency reached out to the Muckleshoot Tribe, the Puyallup Tribe, and the Suquamish Tribe to inform them of the intention to proceed with a project on the site. Americans with Disabilities Act (ADA) Implementation - All facilities on the campus will meet and exceed accessible requirements. Compliance with Planning under RCW 36.70A – as required by RCW 43.88.0301 the project will comply with all requests from the office of financial management. Information required by RCW 43.88.0301 - The project will comply with all requests from the office of financial management. Other Codes or regulations - The City of Auburn has been contacted to inquire about local zoning codes to confirm the project conforms with the jurisdiction. The City of Auburn has an online system for their permitting process, so the process is more streamlined. The project team will need to meet with the city staff for a pre-application meeting through the Auburn Permit Center. The process does incorporate community outreach to ensure development follows the City of Auburn Design Standards. The agency is prepared to conduct further study and resource appropriately through the acquisition, design, and build phases of this project to satisfy potential equity issues relating to the state, county, city, and the community.

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

Not applicable.

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

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

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

Not applicable.

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Capital Project Request**

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Description

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

Not applicable.

Proviso

Not applicable.

Location

City: Auburn

County: King

Legislative District: 031

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No known growth management impacts.

New Facility: Yes

How does this fit in master plan

This request would include property acquisition in the upcoming biennium and construction in future biennia which fits within the agency master plan.

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	923,117,000				208,332,000
	Total	923,117,000	0	0	0	208,332,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State	357,418,000	357,367,000			
	Total	357,418,000	357,367,000	0	0	

Operating Impacts

No Operating Impact

Narrative

There are no operating impacts with the proposed purchase of property for a new training facility next biennium. If a facility is purchased that has existing buildings a supplemental operating budget request will be submitted for utility and security expenses.

**227 - Criminal Justice Training Commission
Capital Project Request**

2025-27 Biennium

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Version: C7 2025-2025 Agency Capital Budget

Report Number: CBS002

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Project Number: 40000040

Project Title: New training campus

Operating Impacts

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	227	227
Version	C7-A	C7-A
Project Classification	*	All Project Classifications
Capital Project Number	40000040	40000040
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Washington State Criminal Justice Training Commission
Project Name	WA DES_ Washington State Criminal Justice Training Commission
OFM Project Number	2023-500

Contact Information

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

Statistics

Gross Square Feet	428,500	MACC per Gross Square Foot	\$1,037
Usable Square Feet	304,509	Escalated MACC per Gross Square Foot	\$1,210
Alt Gross Unit of Measure			
Space Efficiency	71.1%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	7.13%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Auburn, WA
Contingency Rate	5%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	June-25	Predesign End	March-26
Design Start	June-26	Design End	March-28
Construction Start	April-28	Construction End	June-31
Construction Duration	39 Months		

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Project Cost Summary

Total Project	\$815,462,991	Total Project Escalated	\$923,549,990
		Rounded Escalated Total	\$923,550,000
Amount funded in Prior Biennia			\$500,000
Amount in current Biennium			\$208,326,000
Next Biennium			\$357,387,000
Out Years			\$357,337,000

Acquisition			
Acquisition Subtotal	\$142,100,000	Acquisition Subtotal Escalated	\$142,100,000

Consultant Services			
Predesign Services	\$4,441,904		
Design Phase Services	\$23,519,115		
Extra Services	\$17,513,921		
Other Services	\$10,967,245		
Design Services Contingency	\$10,805,115		
Consultant Services Subtotal	\$67,247,299	Consultant Services Subtotal Escalated	\$75,225,300

Construction			
Maximum Allowable Construction Cost (MACC)	\$444,190,417	Maximum Allowable Construction Cost (MACC) Escalated	\$518,386,668
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$33,869,519		\$40,148,929
Non-Taxable Items	\$0		\$0
Sales Tax	\$49,240,280	Sales Tax Escalated	\$57,529,291
Construction Subtotal	\$527,300,217	Construction Subtotal Escalated	\$616,064,888

Equipment			
Equipment	\$31,093,329		
Sales Tax	\$3,202,613		
Non-Taxable Items	\$0		
Equipment Subtotal	\$34,295,942	Equipment Subtotal Escalated	\$40,654,411

Artwork			
Artwork Subtotal	\$4,594,776	Artwork Subtotal Escalated	\$4,594,776

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$250,000		
Project Administration Subtotal	\$250,000	Project Administration Subtotal Escalated	\$296,350

Other Costs			
Other Costs Subtotal	\$39,674,757	Other Costs Subtotal Escalated	\$44,614,265

Project Cost Estimate			
Total Project	\$815,462,991	Total Project Escalated	\$923,549,990
		Rounded Escalated Total	\$923,550,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
Acquisition					
Acquisition Subtotal	\$142,100,000		\$142,100,000		\$0
Consultant Services					
Consultant Services Subtotal	\$75,225,300	\$500,000	\$51,405,457	\$11,909,922	\$11,409,922
Construction					
Construction Subtotal	\$616,064,888			\$308,032,444	\$308,032,444
Equipment					
Equipment Subtotal	\$40,654,411			\$20,327,206	\$20,327,206
Artwork					
Artwork Subtotal	\$4,594,776			\$2,297,388	\$2,297,388
Agency Project Administration					
Project Administration Subtotal	\$296,350		\$97,796	\$97,796	\$100,759
Other Costs					
Other Costs Subtotal	\$44,614,265		\$14,722,707	\$14,722,707	\$15,168,850
Project Cost Estimate					
Total Project	\$923,549,990	\$500,000	\$208,325,960	\$357,387,462	\$357,336,568
	\$923,550,000	\$500,000	\$208,326,000	\$357,387,000	\$357,337,000
			23%		
Percentage requested as a new appropriation					

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

Aquire proposed property, commence design phases.
 Complete approx 75% construction documents
Insert Row Here

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

Pre-design, restricted appraisal report of alternatives,
Insert Row Here

What is planned with a future appropriation?

Completion of design phases, construction to approx. 75% (FY 27-29)
 Complete construction / closeout / move in (FY 29-31)
Insert Row Here

Cost Estimate Details

Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$142,000,000				
Appraisal and Closing	\$100,000				
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$142,100,000		NA	\$142,100,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$888,381			
Environmental Analysis	\$222,095			
Predesign Study	\$497,493			
DB Preconstruction Services	\$888,381			
PreDesign - Supplement Study	\$1,945,554			
Sub TOTAL	\$4,441,904	1.0587	\$4,702,644	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$23,519,115			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$23,519,115	1.0897	\$25,628,780	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$2,977,962			
Geotechnical Investigation	\$450,000			
Commissioning	\$1,329,757			Enhanced CA
Site Survey	\$117,000			
Testing	\$1,848,202			
LEED Services	\$850,000			
Voice/Data Consultant	\$220,000			
Value Engineering				Incl. w/ DB Precon
Constructability Review				Incl. w/ DB Precon
Environmental Mitigation (EIS)	\$200,000			
Landscape Consultant	\$1,350,000			
A/E Time Participate in Commissioning	\$300,000			
Acoustical Consultant	\$400,000			
Art Coordination	\$70,000			
Bid Package Coordination	\$180,000			
Building Analysis and Modeling	\$480,000			
Conformed Document Set	\$150,000			
Document Reproduction	\$190,000			
Energy Conservation Report (ELCCA)	\$190,000			
Energy Modeling for Code	\$220,000			
Envelope Consultant	\$750,000			
Existing Building Seismic Design	\$200,000			
FF&E Consulting	\$500,000			
Fire / Life Safety Consultant	\$80,000			
Graphics / Signage Consultant	\$210,000			
Hardware Consultant	\$150,000			

Interior Design Consultant	\$350,000			
Kitchen Consultant	\$300,000			
LEED Documentation	\$50,000			
Life Cycle Cost Assessment Tool	\$800,000			
Lighting Consultant	\$500,000			
Models / Graphics / Animations	\$200,000			
NPDES Design Services	\$70,000			
Photo Voltaic Design	\$125,000			
Estimate Reviews by 3rd Party	\$150,000			
Security / Access Consultant	\$480,000			
SEPA Services	\$206,000			
Site Electrical and Data	\$110,000			
Storm Water Report	\$70,000			
Traffic Consultant	\$240,000			
Auditor	\$250,000			
Hazmat Consultant	\$200,000			
Sub TOTAL	\$17,513,921	1.0897	\$19,084,920	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$10,566,559			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Record Drawings	Included above			
Reimbursables	\$400,686			
User Training	Included above			
Sub TOTAL	\$10,967,245	1.1854	\$13,000,572	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$2,822,109			
DB Contractor OH&P on DB Design Fees (5%)	\$2,523,872			Does not include owner consultants
Sales Tax on DB Design Fees	\$5,459,134			
Sub TOTAL	\$10,805,115	1.1854	\$12,808,384	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$67,247,299		\$75,225,300	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$10,170,117				
G20 - Site Improvements	\$29,618,623				
G30 - Site Mechanical Utilities	\$11,526,133				
G40 - Site Electrical Utilities	\$12,882,148				
G60 - Other Site Construction					
Tactical Village Training & Support Buildings	\$9,470,000				
Driver's Training Support Buildings	\$7,694,007				
EVOC & Support Buildings	\$37,834,866				
Insert Row Here					
Sub TOTAL	\$119,195,894		1.1245	\$134,035,783	
2) Related Project Costs					
Offsite Improvements	\$14,739,300				
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$14,739,300		1.1245	\$16,574,343	
3) Facility Construction					
A10 - Foundations	\$11,836,700				
A20 - Basement Construction	\$0				
B10 - Superstructure	\$34,948,457				
B20 - Exterior Closure	\$22,690,533				
B30 - Roofing	\$24,764,065				
C10 - Interior Construction	\$30,301,126				
C20 - Stairs	\$471,658				
C30 - Interior Finishes	\$20,003,626				
D10 - Conveying	\$442,179				
D20 - Plumbing Systems	\$11,195,958				
D30 - HVAC Systems	\$39,759,100				
D40 - Fire Protection Systems	\$4,106,691				
D50 - Electrical Systems	\$44,457,878				
F10 - Special Construction	\$32,279,067				
F20 - Selective Demolition	\$4,194,380				
General Conditions	Incl. above				
E10 - Equipment (CFCI)	\$22,164,796				
E20 - Fixed Furnishings (CFCI)	\$6,639,010				
DB Contractor Risk Contingency	Incl. above				

Sub TOTAL	\$310,255,223	1.1854	\$367,776,542
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4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$444,190,417	\$518,386,668
	\$1,037	\$1,210 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$22,209,521		
Long Range Planning - Construction Market Volatility	\$11,659,998		Transfer to MACC if needed
Sub TOTAL	\$33,869,519	1.1854	\$40,148,929

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1854	\$0

9) Sales Tax

Sub TOTAL	\$49,240,280	\$57,529,291
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CONSTRUCTION CONTRACTS TOTAL	\$527,300,217	\$616,064,888
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$15,546,665				
E20 - Furnishings	\$15,546,665				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$31,093,329		1.1854	\$36,858,033	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1854	\$0	
3) Sales Tax					
Sub TOTAL	\$3,202,613			\$3,796,378	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$34,295,942			\$40,654,411	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$4,594,776				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	\$4,594,776		NA	\$4,594,776	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Additional DB Contract Admin. Costs (RFQ preparation)	\$250,000				
<i>Subtotal of Other</i>	<i>\$250,000</i>				
PROJECT MANAGEMENT TOTAL	\$250,000		1.1854	\$296,350	

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	\$5,000,000				
Historic and Archeological Mitigation	\$250,000				
Permits	\$4,441,904				
Builder's Risk Insurance	\$3,331,428				
Municipal Utility Fees	\$4,441,904				
Management Reserve	\$22,209,521				
OTHER COSTS TOTAL	\$39,674,757		1.1245	\$44,614,265	

Green cells must be filled in by user

C-100(2024)
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>