



WASHINGTON MILITARY DEPARTMENT

2025-27 BIENNIUM CAPITAL BUDGET



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

September 3, 2024

TO: Pat Sullivan, Director
Office of Financial Management

FROM: Gent Welsh, Major General
The Adjutant General

A handwritten signature in black ink, appearing to read "Gent Welsh".

SUBJECT: Military Department 2025-27 Capital Budget

I am pleased to submit the Washington Military Department's 2025-27 Capital Budget request. We are wholeheartedly committed to our mission, which is to protect the people, property, the environment, and economy of Washington state. Our 2025-27 Capital Budget focuses on initiatives that enable the Military Department to make progress toward a safe, secure, and resilient Washington by building and/or improving facilities that house people and equipment required to accomplish our mission.

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

Our capital projects focus on five priorities:

1. Continue the replacement efforts of a new Joint Force Headquarters facility on Camp Murray.
2. Renovate and refurbish existing facilities to provide our state and federal employees safe and effective workspaces. This also assists in reducing the agency's deferred maintenance backlog.
3. Adopt modern technologies – such as resilient communications infrastructure and green energy solutions – that are environmentally friendly and sustainable.
4. Plan for the long-term replacement of facilities at the end of their useful life, maximizing the use of federal funding for major military construction (MILCON) projects. Washington State competed for, and successfully acquired, federal funding for the construction, replacement or renovation of several National Guard armories, readiness centers, and support facilities. This submission requests the state share of those costs.
5. Establish facilities throughout the state that enable the Military Department to provide the services Washington residents need, in the place they most need them, to ensure all communities have equitable access to resources.

We look forward to your review of our Capital Budget request and the opportunity to respond to any questions from your team. Please feel free to contact Seth Nickerson, Deputy Chief Financial Officer, at 253-512-7340, or Regan Hesse, Chief Financial Officer, at 253-512-7498.

**245 - Military Department
Ten Year Capital Plan by Project Priority**

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS001

Date Run: 9/20/2024 10:09AM

Project by Agency Priority

Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	3000808 Tri-Cities Readiness Center									
	001-2 General Fund-Federal	11,100,000	10,790,000	185,000	125,000					
	057-1 State Bldg Constr-State	5,152,000	4,839,000	33,000	280,000					
	364-1 Military Dep Cap Act-State	796,000	796,000							
	Project Total:	17,048,000	16,425,000	218,000	405,000					
0	3000930 Snohomish Readiness Center									
	001-2 General Fund-Federal	8,545,000	570,000	142,000	7,833,000					
	057-1 State Bldg Constr-State	3,973,000	191,000	286,000	3,496,000					
	Project Total:	12,518,000	761,000	428,000	11,329,000					
0	4000004 Anacortes Readiness Center Major Renovation									
	001-2 General Fund-Federal	3,310,000	1,522,000	1,588,000	200,000					
	057-1 State Bldg Constr-State	3,570,000	2,270,000	1,150,000	150,000					
	364-1 Military Dep Cap Act-State	13,000	13,000							
	Project Total:	6,893,000	3,805,000	2,738,000	350,000					
0	4000104 Field Maintenance Shop Addition-Sedro Woolley FMS									
	001-2 General Fund-Federal	2,250,000	8,000	842,000	1,400,000					
0	4000190 Camp Murray Bldg 47 and 48 Barracks Replacement									
	001-2 General Fund-Federal	3,000,000	171,000		2,829,000					
0	4000191 Camp Murray Bldg 65 Barracks Replacement									
	001-2 General Fund-Federal	3,000,000	185,000	115,000	2,700,000					

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0	40000192 Camp Murray Bldg 34 Renovation									
	001-2 General Fund-Federal	5,410,000		110,000	5,300,000					
	057-1 State Bldg Constr-State	4,589,000		89,000	4,500,000					
	Project Total:	9,999,000		199,000	9,800,000					
0	40000196 JBLM Non-Organizational (POV) Parking Expansion									
	001-2 General Fund-Federal	1,895,000	46,000	529,000	1,320,000					
0	40000274 Minor Works Program 2023-25 Biennium									
	001-2 General Fund-Federal	7,764,000		690,000	7,074,000					
	057-1 State Bldg Constr-State	4,721,000		813,000	3,908,000					
	Project Total:	12,485,000		1,503,000	10,982,000					
0	40000290 WA Army National Guard Vehicle Storage Buildings									
	001-2 General Fund-Federal	11,450,000		350,000	11,100,000					
	057-1 State Bldg Constr-State	750,000			750,000					
	Project Total:	12,200,000		350,000	11,850,000					
0	40000297 Yakima Training Center 951 Renovation									
	001-2 General Fund-Federal	3,060,000		135,000	2,925,000					
0	40000298 Central Building Automation System for National Guard Buildings									
	001-2 General Fund-Federal	2,227,000			2,227,000					
0	40000300 Spokane Readiness Center IT Infrastructure Upgrade									
	001-2 General Fund-Federal	1,241,000		289,000	952,000					

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0	40000300 Spokane Readiness Center IT Infrastructure Upgrade									
	057-1 State Bldg	609,000		161,000	448,000					
	Constr-State									
	Project Total:	1,850,000		450,000	1,400,000					
0	40000301 Minor Works Preservation 2023-25 Biennium									
	001-2 General	3,971,000		971,000	3,000,000					
	Fund-Federal									
	057-1 State Bldg	3,479,000		979,000	2,500,000					
	Constr-State									
	Project Total:	7,450,000		1,950,000	5,500,000					
0	40000311 Kent Readiness Center Water Damage Repairs									
	001-2 General	1,707,000		207,000	1,500,000					
	Fund-Federal									
	057-1 State Bldg	569,000		69,000	500,000					
	Constr-State									
	Project Total:	2,276,000		276,000	2,000,000					
0	40000314 Yakima Training Center Army NG Combat Fitness Training Facility									
	001-2 General	6,600,000			600,000	6,000,000				
	Fund-Federal									
1	30000591 Joint Force Readiness Center: Replacement									
	001-2 General	51,500,000			42,000,000	4,000,000	5,500,000			
	Fund-Federal									
	057-1 State Bldg	53,500,000	165,000	19,000	12,116,000	36,000,000	5,200,000			
	Constr-State									
	Project Total:	105,000,000	165,000	19,000	54,116,000	40,000,000	10,700,000			
2	40000367 Tumwater Field Maintenance Shop									
	001-2 General	45,550,000				3,900,000	41,650,000			
	Fund-Federal									
	057-1 State Bldg	3,947,000				3,700,000	247,000			
	Constr-State									

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	Project Total:	49,497,000				7,600,000	41,897,000			
3	40000305 Wenatchee Army National Guard Aviation Support Facility									
	001-2 General Fund-Federal	71,500,000					6,500,000	65,000,000		
	057-1 State Bldg Constr-State	8,667,000				8,250,000	417,000			
	364-1 Military Dep Cap Act-State	3,500,000			3,500,000					
	Project Total:	83,667,000			3,500,000	8,250,000	6,917,000	65,000,000		
4	40000194 Moses Lake Readiness Center Renovation									
	001-2 General Fund-Federal	3,656,000		180,000	2,900,000	576,000				
	057-1 State Bldg Constr-State	2,811,000		162,000	2,300,000	349,000				
	Project Total:	6,467,000		342,000	5,200,000	925,000				
5	40000356 Geiger Field 402 Renovation									
	001-2 General Fund-Federal	5,183,000				537,000	4,646,000			
	057-1 State Bldg Constr-State	4,500,000				465,000	4,035,000			
	Project Total:	9,683,000				1,002,000	8,681,000			
6	40000365 Seattle Readiness Center Major Repair and Renovation									
	001-2 General Fund-Federal	12,003,000					12,003,000			
	057-1 State Bldg Constr-State	10,625,000				450,000	10,175,000			
	Project Total:	22,628,000				450,000	22,178,000			
7	40000354 Geiger Field 200 Restoration									
	001-2 General Fund-Federal	5,482,000				566,000	4,916,000			

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7	40000354 Geiger Field 200 Restoration									
	057-1 State Bldg	4,222,000				436,000	3,786,000			
	Constr-State									
	Project Total:	9,704,000				1,002,000	8,702,000			
8	40000355 Geiger Field 300 Homeland Response Force (HRF) Alteration									
	001-2 General	22,000,000					22,000,000			
	Fund-Federal									
	057-1 State Bldg	7,637,000				300,000	7,337,000			
	Constr-State									
	Project Total:	29,637,000				300,000	29,337,000			
9	40000346 Minor Works Preservation 2025-27 Biennium									
	001-2 General	10,290,000				10,290,000				
	Fund-Federal									
	057-1 State Bldg	7,502,000				7,502,000				
	Constr-State									
	Project Total:	17,792,000				17,792,000				
10	40000345 Minor Works Program 2025-27 Biennium									
	001-2 General	8,444,000				8,444,000				
	Fund-Federal									
	057-1 State Bldg	4,332,000				4,332,000				
	Constr-State									
	Project Total:	12,776,000				12,776,000				
11	40000359 Longview Readiness Center Renovation									
	001-2 General	3,867,000				399,000	3,468,000			
	Fund-Federal									
	057-1 State Bldg	2,852,000				295,000	2,557,000			
	Constr-State									
	Project Total:	6,719,000				694,000	6,025,000			
12	40000403 Redmond Readiness Center (500 and 501) Renovation									

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12	40000403 Redmond Readiness Center (500 and 501) Renovation									
	001-2 General	11,989,000				649,000	6,225,000	5,115,000		
	Fund-Federal									
	057-1 State Bldg	2,403,000				127,000	1,225,000	1,051,000		
	Constr-State									
	Project Total:	14,392,000				776,000	7,450,000	6,166,000		
13	40000349 Moses Lake Readiness Center Stormwater Repairs									
	001-2 General	1,094,000				113,000	981,000			
	Fund-Federal									
	057-1 State Bldg	1,094,000				113,000	981,000			
	Constr-State									
	Project Total:	2,188,000				226,000	1,962,000			
14	40000350 Yakima Readiness Center Repairs									
	001-2 General	2,190,000				223,000	1,967,000			
	Fund-Federal									
	057-1 State Bldg	1,733,000				193,000	1,540,000			
	Constr-State									
	Project Total:	3,923,000				416,000	3,507,000			
15	40000404 Seattle Field Maintenance Shop Addition and Alteration									
	001-2 General	8,890,000				8,890,000				
	Fund-Federal									
16	40000368 Yakima Readiness Center Deep Energy Retrofit and Decarbonization									
	001-2 General	1,875,000				1,875,000				
	Fund-Federal									
	057-1 State Bldg	713,000				713,000				
	Constr-State									
	Project Total:	2,588,000				2,588,000				
17	40000357 Joint Base Lewis-McChord 9608 (UTES) Interior Modification									
	001-2 General	7,573,000				782,000	6,791,000			
	Fund-Federal									

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<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2025-27</u>	<u>New Approp 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>	<u>Estimated 2033-35</u>
18	40000348 Joint Base Lewis-McChord Army Aviation Support Facility 1 HVAC									
	001-2 General	4,462,000				4,462,000				
	Fund-Federal									
19	40000351 Yakima Training Center 960 (MATES) HVAC System Replacement									
	001-2 General	5,741,000				5,741,000				
	Fund-Federal									
20	40000366 Sedro Woolley Field Maintenance Shop Renovation									
	001-2 General	5,520,000				5,520,000				
	Fund-Federal									
21	40000369 Yakima Training Center (MATES) Renovation									
	001-2 General	7,950,000				7,950,000				
	Fund-Federal									
22	40000347 Camp Murray Mechanical Security Barricade Repair									
	001-2 General	2,660,000				2,660,000				
	Fund-Federal									
23	40000370 Yakima Training Center 870 Refurbishment									
	001-2 General	2,422,000				2,422,000				
	Fund-Federal									
	057-1 State Bldg	704,000				704,000				
	Constr-State									
	Project Total:	3,126,000				3,126,000				
24	40000361 Pasco Readiness Center Restoration									
	001-2 General	4,927,000					4,927,000			
	Fund-Federal									
	057-1 State Bldg	3,478,000					3,478,000			
	Constr-State									
	Project Total:	8,405,000					8,405,000			
25	40000353 Camp Murray Building 3 Interior Renovation									
	001-2 General	3,138,000					3,138,000			
	Fund-Federal									

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25	40000353 Camp Murray Building 3 Interior Renovation									
	057-1 State Bldg Constr-State	2,590,000					2,590,000			
	Project Total:	5,728,000					5,728,000			
26	40000352 Yakima Training Center Military Vehicle Parking Repair									
	001-2 General Fund-Federal	3,623,000				3,623,000				
27	40000358 Kent Readiness Center Renovation									
	001-2 General Fund-Federal	12,571,000					1,297,000	11,274,000		
	057-1 State Bldg Constr-State	3,461,000					761,000	2,700,000		
	Project Total:	16,032,000					2,058,000	13,974,000		
Total		561,122,000	21,566,000	10,094,000	130,433,000	143,551,000	170,338,000	85,140,000		

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
001-2 General Fund-Federal	402,630,000	13,292,000	6,333,000	95,985,000	79,622,000	126,009,000	81,389,000		
057-1 State Bldg Constr-State	154,183,000	7,465,000	3,761,000	30,948,000	63,929,000	44,329,000	3,751,000		
364-1 Military Dep Cap Act-State	4,309,000	809,000		3,500,000					
Total	561,122,000	21,566,000	10,094,000	130,433,000	143,551,000	170,338,000	85,140,000		

Ten Year Capital Plan by Project Priority

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
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



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

August 14, 2024

Amanda Pole
Natural and Cultural Resources Manager
WA State Military Dept.

In future correspondence please refer to:
Project Tracking Code: 2024-08-05802
Property: Washington Military Department's FY25-27 Biennium Budget Review
Re:

Dear Amanda Pole:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the Washington State University (WSU) 2025-2027 Capital Budget Notification. Your submittal has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02. As a result of our review, we look forward to reviewing the individual projects as they are funded.

The above comments and recommendations are based on the information available at the time of this review. Should additional information become available about the projects and affected cultural resources, our assessment may be revised.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me.

Sincerely,

Maddie Levesque, M.A
Architectural Historian
(360) 819-7203
Maddie.Levesque@dahp.wa.gov





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

August 5, 2024

**Subject: Request for Review of Washington Military Department's FY25-27
Biennium Budget (for compliance with OFM and GEO 21-02)**

Dr. Allyson Brooks, Director
Department of Archaeology and Historic Preservation
1110 Capitol Way S, Suite 30
Olympia, WA 98501

Dear Dr. Brooks,

We respectfully request your review of the State of Washington Military Department's (WMD) FY25-27 Biennium budget request for compliance with GEO 21-02 and Office of Financial Management (OFM) requirements. Due to federal funding, the subsequent individual project consultations for the project included on this summary will primarily be completed under Section 106 of the National Historic Preservation Act, as amended (54 U.S.C. 306108). Consultations under GEO 21-02 will be completed for 100% state funded projects only.

Please see the attached table for a list of the major and minor capital projects. The table includes project name, location, FY 25-27 phases, (potential) NRHP structures affected, ground disturbance, project descriptions and notes regarding future consultation plans.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Pole".

Amanda Pole
Cultural Resources Manager



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

August 5, 2024

Subject: Request for Review of Washington Military Department's FY25-27 Biennium Budget (for compliance with OFM and GEO 21-02)

Mystique Hurtado
Capitol Court Building
1110 Capitol Way S, Suite 225
Olympia, WA 98501
mystique.hurtado@goia.wa.gov

Dear Ms. Hurtado,

We respectfully request your review of the State of Washington Military Department's (WMD) FY25-27 Biennium budget request for compliance with GEO 21-02 and Office of Financial Management (OFM) requirements. Due to federal funding, the subsequent individual project consultations for the project included on this summary will primarily be completed under Section 106 of the National Historic Preservation Act, as amended (54 U.S.C. 306108). Consultations under GEO 21-02 will be completed for 100% state funded projects only.

Please see the attached table for a list of the major and minor capital projects. The table includes project name, location, FY 25-27 phases, (potential) NRHP structures affected, ground disturbance, project descriptions and notes regarding future consultation plans.

Sincerely,

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Amanda Pole
Cultural Resources Manager

WMD's FY23-25 Biennium Capital and Minor Works Projects List

Project Address/Location	Project Type and Name	Project Phase by Year			Ground Disturbance	Impacts Potentially Historic Buildings*	Listed Build Date of Impacted Building(s)†	Project Description Summaries for Cultural Resource Impacts Consultation and Cultural Resource Information
		FY2025	FY2026	FY2027				
Major Capital Projects								
Camp Murray Next to Bldg 80 (PCRC) Infantry Drive Camp Murray, WA 98430	Camp Murray Joint Force Readiness Center (aka Joint Forces Headquarters, JFHQ)	Design Construction	Construction Artwork	n/a	yes	no	n/a	Design and construction of a new Washington National Guard Joint Forces Headquarters (JFHQ) at Camp Murray, WA to consolidate staff and operations from eight buildings into one. The JFHQ project will include a ~94,864 sf building with an ~50,000 sf building footprint (if 2-story), associated site area ~132,500 - 152,500 sf with ~66,000 sf of that area allocated to parking and roadways. Total site area to be developed is ~182,500 sf. WISAARD ID: 2022-08-05524: APE defined and current in system. SHPO and Tribal Consultation letters were sent in 2014, 2018, 2022, and most recent updates in 2024. An Archeological Survey covering the undeveloped portion of land associated with this project was completed in 2014, as part of the PCRC project, which found a wooden pipe but no other indications of cultural resources. Archeological Monitoring is planned during ground disturbing activities in the area of a known wooden pipe, an IDP will be applied to the remaining area. SHPO concurrence was received on 24 July 2024 for the updated APE and no effect to historic properties determination.
Tumwater Site (Adjacent to the RC) 8303 Kimmie St SW Tumwater, WA 98512	Tumwater Field Maintenance Shop (FMS)	Pre-design	Design Site Improvement	Artwork	yes	no	n/a	Construction of a 22,500 SF facility at the Tumwater Site, adjacent to the Tumwater Readiness Center (RC). Buildings and infrastructure included in this project are the FMS, an unheated enclosed Vehicle Storage Building (VSB), a bulk petroleum, oils, and lubricants (POL) storage building, a flammable materials storage building, a controlled waste building, an unheated enclosed storage building, and a rigid pavement area for Military Equipment Parking (MEP). The property is on a high water table and will require the addition of top-soil. The project is to be designed to the Leadership in Energy and Environmental Design (LEED) silver rating. An archeological survey, which includes this project area, was completed in preparation for the Tumwater RC (built in 2022). SHPO and Tribal consultations for this project are planned for completion by the end of 2024.
6500 32nd Ave Moses Lake, WA 98837	Moses Lake Readiness Center Renovation (aka Moses Lake Moses Lake RC Tenant Improvements)	Design Construction	Construction	n/a	yes	no	1994	Interior renovation of the 30,395 square feet (SF) of the Moses Lake Readiness Center (RC) building. This project includes ground disturbance for a new trash enclosure structure and potential utility upgrades for code compliance and functional fixture/equipment upgrade. SHPO concurrence for this project, under project name: Moses Lake RC Tenant Improvements (DAHP Project: #2024-07-04842), was received on 17 July 2024; the tribal consultation period will be completed on 14 August 2024.
in the vicinity of: 600 S Van Well Ave. East Wenatchee, WA, 98802	Wenatchee Army Aviation Support Facility # 2 (AASF#2)	Land	Utilities Design & Construction	n/a	yes	unknown	unknown	Planned construction on 29 acres of land to be purchased for the future Army Aviation Support Facility #2 (AASF #2) within the Pangborn Memorial Airport/Chelan Douglas Regional Port Authority in the vicinity of Wenatchee, WA. The planned construction will have a total footprint of approximately 156,000 square feet (SF) that will include primary facilities such as an Aircraft Maintenance Hangar, Unheated Aircraft Storage Hangar, Aviation Unit Operations Building, and Readiness Center for 105 full-time personnel and drilling Soldiers, and multiple types of military helicopters including UH-60, UH-72A, and CH-47 aircrafts. The planned parcels to be acquired for this site are 22211530012, 22211530017. The Aircraft Maintenance Hangar is planned to primarily occupy Parcel No. 22211530012. An Archeological Survey and NRHP building survey will be required; TBD if WMD or Pangborn Memorial Airport will complete the required survey. This project has not been entered into the WISAARD system. SHPO and Tribal consultations for the survey and the project will commence as appropriate to project development.
1601 W Armory Way Seattle, WA 98119	Seattle RC Roof Repair	Construction	Construction	n/a	no	yes	1973	Roof repair and sectional replacement of roof at the Seattle Readiness Center. The repair should consist of removing the existing coping metal, coping metal clips, clips and cutting away the stretched base flashing membrane of the severely damaged section. The underlying roof assembly / materials that were damaged due to water intrusion will also be replaced. The sectional roof replacement based on severity of the condition will be removal of the rock ballast from the roof, removal of the roof assembly and metal flashings, and installation of new, fully adhered PVC roof system, and new sheet metal through wall and curb counter flashings. Consultation for this project has been completed (DAHP Project: 2024-07-04817), concurrence received 19 July 2024, for building's NRHP eligibility, APE, and no adverse effect determination.

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1602 W Armory Way Seattle, WA 98119	Seattle RC Major Repair and Renovation	n/a	Pre-Design	n/a	unknown	yes	1973	<p>Repair and renovation of an estimated 26,767 SQ FT of an estimated 77,810 SQ FT of the two-story Seattle Readiness Center (RC) (aka: National Guard Seattle Armory, DAHP Property ID: 721608). The specific scope of this renovation project will include: 1) major renovation and refurbishment of the existing toilets and showers (approximately 1,081 SQ FT) for male and female located in the 1st and 2nd floor - to include floor, walls/shower dividers, fixtures and lightings, etc, 2) removal and replacement of the existing HVAC System to include installation of cooling system, 3) removal and replacement of dated flooring, ceiling, and lightings, and fresh coat of paints for the walls of all functional spaces of the building, 4) major renovation of the breakroom areas (Room 118 and Rm 222) with an approximate 419 SQ FT footprint, 5) major renovation of the Assembly Hall by removal and replacement of the ceiling, lightings, walls, floors, roll up doors, and all other entry/ exit ways, 6) refurbishment and improvement of the Charlie Company medical unit space/ storage (Rm 114 and Rm 169) with an approximate 2,062 SQ FT, 7) restoration of the main entry way with an estimated footprint of 4,260 SQ FT, 8) audio-visual replacement and renovation of the conference rooms and classrooms with an approximate 3,640 SQ FT. All other miscellaneous works such as plumbing, electrical, structural, and communication necessary to complete this project will be part of the scope.</p> <p>The Seattle RC (DAHP Property ID: 721608) was determined eligible for NRHP listing in 2021. Consultation with SHPO for this project is planned for completion in 2026; tribal consultation will be included if ground disturbance becomes necessary to complete the project.</p>
8700 W Electric Ave Spokane, WA 99224	Geiger Field Readiness Center (Building 402) Repair and Renovation	n/a	n/a	Design	no	no**	1974	<p>Renovation of the 16,554 SQ FT Geiger Field Readiness Center, Building 402. The project scope will include: removal and replacement of the roof, 2) removal and replacement of the heating, ventilation, and air conditioning (HVAC) system; restoration of existing toilets and showers (T&S) footprint and conversion of nearby storage space to increase T&S footprint by around 900 SQ FT; renovation of the breakroom area (320 SQ FT); renovation of existing arms vault and expansion to nearby storage space to meet total unit authorization of 600 SQ FT; renovate and modify an approximate 3,432 NET SQ FT of admin offices for one private office, 21 open spaces, six full time personnel spaces and basic admin allowances; renovate an approximate 762 SQ FT of locker rooms for OCIE by relocating to a bigger space inside the building; renovate an approximate 1,739 SQ FT of unit storage space by expanding current space to nearby functional spaces; renovate and modernize an approximate 2,084 SQ FT of classrooms by installing an updated IT and audio visual system for regular and annual trainings; renovate existing physical fitness room with a footprint of an approximate 700 SQ FT; relocate the IT network space and upgrade by installing the latest systems and infrastructure that complies with Army Security Technical Implementation Guide (STIG) with an approximate authorized 115 SQ FT; renovate former OCIE and classroom space near the breakroom for a multi-purpose training area with an approximate 1,201 SQ FT; upgrade an approximate 356 SQ FT for maintenance and storage space; removal and replacement of all dated interior doors and floors; patching and re-coating of all walls; and, upgrading of the main exterior doors.</p> <p>Bldg 402 (Historic Name: WA ANG Reserve Forces Communications Electronics Training Facility; DAHP Property ID: 50789) was determined not eligible for NRHP listing in 2021. Consultation will not be initiated unless ground disturbance becomes necessary.</p>

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8700 W Electric Ave Spokane, WA 99224	Geiger Field Readiness Center (Building 200) Restoration and Renovation	n/a	n/a	Design	yes	yes**	1959	<p>Design and construction of Building 200 sustainment, restoration, and modernization items needed to convert the majority footprint of this building, including: removal, replacement, and upgrade of the building's heating, ventilation, and air-conditioning (HVAC) system; restoration of the building's utility lines; conversion and restoration of approximately 5,400 SF vehicle storage space to an Assembly Hall to include all floorings, lightings, walls, and ceilings; conversion and restoration of approximately 3,200 SF Maintenance Training Bay to include all floorings, lightings, walls, ceilings, peripherals, and necessary exhaust system; renovation of approximately 1,000 SF Unheated Storage Space to include caging and necessary access control; conversion of approximately 600 SF into a Classroom and approximately 300 SF into a Multi-Purpose Training Area; renovation of the existing toilets and showers (T&S) footprint to increase the footprint by approximately 700 SF; renovation and modification of approximately 2,200 SF of administrative offices; conversion and restoration of unit storage space into approximately 800 SF of kitchen space; conversion of unit storage spaces into lactation area (approximately 80 SF), Family Readiness Office (approximately 250 SF), Retention Office (approximately 200 SF) and Table and Chairs Storage (approximately 300 SF); repair and upgrade approximately 700 SF space for maintenance and storage, approximately 1,200 SF for a mechanical and electrical room, and approximately 250 SF of telecommunication and information technology room; replacement of all dated lightings, interior doors and floors; upgrade of the main exterior doors. All work such as plumbing, electrical, structural, and communication necessary to complete this project will be part of the scop</p> <p>Building 200 (Historic Name: Spokane/Geiger Field - Bldg 200, Storage, DAHP Property ID: 672469) was determined not eligible in 2013. Because this determination is more than 10 years old, per DAHP's guidance, this determination should be renewed. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.</p>
8700 W Electric Ave Spokane, WA 99224	Geiger Field HRF Storage Construction/Readiness Center (300) Alteration	n/a	n/a	Pre-Design	yes	yes**	1959	<p>Construction of an approximately ~15K SF storage building and the conversion of the ~7K SF old FMS into a Readiness Center to meet the operational needs and configuration to house and keep the equipment powered.</p> <p>Building 300 (aka Spokane/Geiger Field - Vehicle Maintenance (Bldg 300), DAHP Property ID: 672470) was determined not eligible in 2013. Because this determination is more than 10 years old, per DAHP's guidance, this determination should be renewed. SHPO consultation for regarding building eligibility is planned for 2026. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.</p>
819 Vandercook Way Longview, WA 98632	Longview RC Repair and Improvement	n/a	n/a	Design	yes	yes	1954	<p>Renovation of approximately 7,757 SF of building space. Improvements will update the assembly hall, physical fitness area, administrative spaces, unit signage, personnel owned vehicle parking, and building infrastructure systems such as HVAC, eletrical components, exterior lighting, and exit doors.</p> <p>The Longview Readiness Center (Historic Name: Longview Armory, DAHP Property ID: 41879) was determined eligible for the NRHP in 2012 and 2023. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.</p>
Bldg 500 17230 NE 95th St Redmond, WA 98052	Redmond Bldg 500 HVAC and Roof Replacement and Interior Renovation	n/a	n/a	Design	unknown	unknown	1954	<p>The project is to provide labor and materials for the design and construction of the removal and replacement of the roof and HVAC system and interior upgrades, estimated at 7,600 SF of the Redmond Readiness Center. Interior upgrades will include light fixtures upgrades, repair and replacement of all doors and windows, upgrades to physical fitness area, administrative office spaces, a multi-purpose hall, and a learning center classroom.</p> <p>Building 500 at the Redmond facility is greater than 50 years old and needs to be assessed for NRHP eligibility. Building assessment are planned for 2026/2027. SHPO and Tribal onsultations for this project will proceed as soon as building assessments are complete and enough information is available to identify the necessary ground disturbance related to this project.</p>
6500 32nd Ave Moses Lake, WA 98837	Moses Lake Stormwater Repair	n/a	n/a	Design	yes	no	n/a	<p>The project will remove and replace the exisiting stormwater retention basin. Specific work will include asphalt and substrate removal, backfilling, compacting, grading, and repaving of failed compents.</p> <p>Consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project. Building impacts are not anticipated for this project; however, the Moses Lake Readiness Center was buildt in 1994 and is not NRHP eligible at this time.</p>

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2501 Airport Dr Yakima, WA 98903	Yakima Airport RC Repair and Replacement	n/a	n/a	Design	yes	no	2001	<p>The project will replace the Yakima Airport RC building's main door and fire alarm system. Repairs will occur on the building passenger elevator. Approximately 200 sq yards of damaged and failed sidewalk around the perimeter of the facility will be removed and replaced.</p> <p>Consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project. The Yakima Airport Readiness Center was built in 2001 and is not NRHP eligible at this time; buildings impacts will not be consulted on.</p>
1601 W Armory Way Seattle, WA 98119	Seattle/Pier 91 FMS Addition	n/a	n/a	Design	yes	yes	1974	<p>The project is the provision of labor and materials, for the design and construction of an addition approximately 1,870 SF on the Seattle Field Maintenance Shop #1.</p> <p>The Field Maintenance Shop #1 (DAHP Property ID: 721609) was determined eligible for NRHP listing in 2021. SHPO and tribal consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.</p>
2501 Airport Dr Yakima, WA 98903	Yakima Airport RC Deep Energy Retrofit and Decarbonization	n/a	n/a	Design	unknown	no	2001	<p>The project will convert natural gas-fired heating and domestic hot water systems to electric heat pump technologies. A solar photovoltaic (PV) array and a battery energy storage system (BESS) will be installed.</p> <p>Consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project. The Yakima Airport Readiness Center was built in 2001 and is not NRHP eligible at this time; buildings impacts will not be consulted on.</p>
N, 9608 S L St Joint Base Lewis-McChord, WA 98439 (47°06'55.6"N 122°31'57.8"W)	JBLM UTES Interior Upgrade	n/a	n/a	Design	no	no	1989	<p>Renovation and update to JBLM Unit Training and Equipment Site (UTES) building. Construction would update the locker rooms, conference room, office area, maintenance work bay areas, latrines, and infrastructure systems such as HVAC, exhaust, electrical, and IT communication.</p> <p>The JBLM UTES building will be 37 years old when construction is planned and no ground disturbance is expected for this project. There will be no consultations on this project unless ground disturbance becomes necessary.</p>
3106 2nd Division Dr Joint Base Lewis-McChord, WA 98433 (47°05'19.3"N 122°34'25.5"W)	JBLM AASF 1 HVAC System Replacement	n/a	n/a	Design	no	no	1983	<p>Project will remove, dispose, and replace the HVAC system with a modern energy-efficient system for the Army Aviation Support Facility #1 building.</p> <p>The JBLM AASF 1 building will be 43 years old when construction is planned and no ground disturbance is expected for this project. There will be no consultations on this project unless ground disturbance becomes necessary.</p>
Bldg 960 Yakima Training Center, WA 98901 (46°40'55.8"N 120°26'38.3"W)	YTC MATES HVAC System Replacement	n/a	n/a	Design	no	no	2002	<p>Project will include removal, disposal, replacement and addition of a new energy-efficient HVAC system at the Yakima Training Center MATES building.</p> <p>YTC Mates (Building 960) will be 25 years old when construction is planned and no ground disturbance is expected for this project. There will be no consultations on this project unless ground disturbance becomes necessary.</p>
24826 Thompson Dr Sedro-Woolley, WA 98284	Sedro Woolley FMS Tenant Improvements	n/a	n/a	Design	no	no	1997	<p>Project will remodel and renovate the 7,527 SF Sedro Woolley FMS facility. Renovations include roof replacement, HVAC system replacement, ventilation repair/upgrade for the petroleum, oil, and lubricants (POL); battery, hazardous material; and mechanical rooms, and welding area. Interior upgrades will improve restrooms and locker rooms and a physical fitness area.</p> <p>The Sedro Woolley FMS will be 30 years old when construction is planned and no ground disturbance is expected for this project. There will be no consultations on this project unless ground disturbance becomes necessary.</p>
Bldg 960 Yakima Training Center, WA 98901 (46°40'55.8"N 120°26'38.3"W)	YTC MATES Interior and Exterior Repair and Upgrade	n/a	n/a	Design	yes	no	2002	<p>Entire facility renovation project to removal all existing, outdated, failed and failing building surfaces, components, and infrastructure including: mechanized gate, replace manual gate with a mechanical gate, update to fire alarm system, and general interior fixtures and finishes updates.</p> <p>YTC Mates (Building 960) will be less than 50 years old when construction is planned and is not NRHP eligible. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.</p>

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		FY2025	FY2026	FY2027				
Visitor Main Gate and Commercial Vehicle Inspection Gate Camp Murray, WA 98430 (47°07'14.3"N 122°33'49.1"W) (47°07'07.9"N 122°33'31.2"W)	Camp Murray Mechanical Security Barricade Repair and Upgrade	n/a	n/a	Design	yes	no	2012 2013	Design and repair of five (5) mechanical barricades located by the Commercial Vehicle Inspection (CVI) and the Visitor's Center (Main) gates on Camp Murray, and one (1) one-way traffic spikes located by the CVI gate. Specific work includes the repair/replacement of all mechanical, hydraulic, electrical, and low-voltage components, controls, and infrastructure as well as all necessary mechanical cleaning. Ancillary work such as plumbing, electrical, structural, and communication necessary to complete this project will be part of its scope. The structures in the project areas are contemporary with no NRHP eligibility. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
Minor Capital Projects - Program		(FY2025)	FY2026	FY2027				
2219 M Ave Anacortes, WA 98221	Anacortes RC, POV Parking Expansion and Fence Update	Design	Construction	n/a	yes	no	n/a	Construction of an 1,800 Sq yard parking lot with surrounding fence and gates. Stormwater utility installation, exterior lighting installation. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
1950 Mile Hill Dr Port Orchard, WA 98366	Port Orchard RC, RRB space upgrade	n/a	Design	Construction	no	yes**	1941	This project will design and renovate the Port Orchard Readiness Center interior. Specific work shall include converting a break room to a restroom, interoir lighting upgrades, and repair or replacement of failing walls, ceilings, windows, and doors. The Port Orchard Readiness Center (Historic Name: Port Orchard Armory, DAHP Property ID: 41885) was determined not eligible for NRHP listing in 2012. Because this determination is more than 10 years old, per DAHP's guidance, this determination should be renewed. SHPO consultation regarding building eligibilty is planned for 2026, with project consult to follow pending eligibility determination. SHPO and Tribal onsultations for this project will follow if ground disturbance becomes necessary.
819 Vandercook Way Longview, WA 98632	Longview, Non-Organizational (POV) Parking Addition	n/a	Design	Construction	yes	no	n/a	This project will design and construct approximately 1,400 sq yrds of additional paved parking for non-organizational vehicles, to include exterior lighting. Building impacts are not anticipated at this time, consultation will be needed if building impacts become necessary as the buildings at this site have been determined eligible for NRHP listing. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
1601 W Armory Way Seattle, WA 98119	Seattle RC, EV Chargers	Design	Construction	n/a	yes	no	n/a	This project is for the design and installation of electric vehicle charging stations at the Seattle Readiness Center. Current plans do not include any building impacts. If building impacts become necessary (e.g. for connecting to power supply), additional evaluations will be completed and appropriate SHPO consultation initiated where impacted buildings are potentially eligible for NRHP listing. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
21 Clemons Rd N Montesano, WA 98563	Montesano, EV Chargers	Design	Construction	n/a	yes	no	n/a	This project is for the design and installation of electric vehicle charging stations at the Montesano Armory. Current plans do not include any building impacts. If building impacts become necessary (e.g. for connecting to power supply), additional evaluations will be completed and appropriate SHPO consultation initiated where impacted buildings are potentially eligible for NRHP listing. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
Tumwater Readiness Center 8303 Kimmie St Olympia, WA 98512	Thurston County RC, EV Chargers	Design	Construction	n/a	yes	no	n/a	This project is for the design and installation of electric vehicle charging stations at the Tumwater Readiness Center. Current plans do not include any building impacts. If building impacts become necessary (e.g. for connecting to power supply), additional evaluations will be completed and appropriate SHPO consultation initiated where impacted buildings are potentially eligible for NRHP listing. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.

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1501 Avenue D Snohomish, WA 98290	Snohomish, EV Chargers	n/a	Design	Construction	yes	no	n/a	This project is for the design and installation of electric vehicle charging stations at the Snohomish Armory Current plans do not include any building impacts. If building impacts become necessary (e.g. for connecting to power supply), additional evaluations will be completed and appropriate SHPO consultation initiated where impacted buildings are potentially eligible for NRHP listing. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
2219 M Ave Anacortes, WA 98221	Anacortes, EV Chargers	n/a	Design	Construction	yes	no	n/a	This project is for the design and installation of electric vehicle charging stations at the Anacortes Armory Current plans do not include any building impacts. If building impacts become necessary (e.g. for connecting to power supply), additional evaluations will be completed and appropriate SHPO consultation initiated where impacted buildings are potentially eligible for NRHP listing. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
309 Byrd St. Centralia, WA 98531	Centralia, MOV Gate Upgrade, Lighting Addition, & re-gravel	Design	Construction	n/a	yes	no	n/a	This project will upgrade existing vehicle mechanical gate, install 10 exterior light poles, and grade and gravel an existing gravel parking lot. There are no building impacts expected for this project. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
1230 5th St. Wenatchee, WA 98801	Wenatchee RC, Dumpster Enclosure	Design	Construction	n/a	yes	no	n/a	This project will design and construct a trash receptacle enclosure to block public views of the trash bins. There are no building impacts anticipated for this project, and the Wenatchee Readiness Center (Historic Name: Wenatchee Armory, DAHP Property ID: 41910) was determined not eligible for NRHP listing in 2019; no building impact consultations are planned. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
3104 2nd Division Dr Joint Base Lewis-McChord, WA 98433 (47°05'22.3"N 122°34'23.5"W)	JBLM 3104, Ground Equipment Maintenance Bay Restoration	n/a	Design	Construction	no	no	1996	Project will design and construct interior building upgrades and upgrade an existing heating system. Interior building fixtures and surfaces will be replaced or repaired include, but are not limited to, lighting fixtures, shelving, and worn building surfaces. There are no consultations required for this project at this time.
Combined Support Maintenance Shop JBLM, WA 98433 (47°06'54.5"N 122°31'40.3"W)	JBLM CSMS, Dumpster Enclosure	n/a	Design	Construction	yes	no	n/a	This project will design and construct a trash receptacle enclosure to block public views of the trash bins. No building impacts are anticipated for this project, and there are no historic building in the vicinity of this project. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
819 Vandercook Way Longview, WA 98632	Longview, Flammable Bldg Demolition	n/a	Design	Construction	yes	no	2010	This project will demolish a 14-year old flammable materials storage building at the Longview Armory. Removal will include foundations, utilites, and debris. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
24410 Military Rd S Kent, WA 98032	Kent, RC Energy Modernization	n/a	Design	Construction	yes	no	1990	This energy modernization project fo the Kent Readiness Center will upgrade technologies, install a solar photovoltaic system, battery energy storage system, and replace gas-fired furnaces with heat pumps. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.

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		(FY2025)	FY2026	FY2027				
46 Quartermaster Rd. Camp Murray, WA 98430	Camp Murray, Bldg 46 Restoration	Design	Construction	n/a	unknown	no	1940	This project will renovate and remodel the interior of Camp Murray Bldg 46. Work will include, but not limited to, exterior and interior wall finishes replacement, HVAC system replacement, repair or replacement of the building roof. Building 46 was determined not eligible for NRHP listing in 2021; consultation regarding building impacts are not required for this project. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify if any ground disturbance is necessary for this project.
1601 W Armory Way Seattle, WA 98119	Seattle, FMS Bldg 2 Breakroom Replacement	n/a	Design	Construction	yes	no	2002	This project includes: demolition and disposal of the current 22-year-old, 1,344 SF Building 3 Breakroom (located directly to the east of the existing FMS 1, DAHP Property ID: 721609) and all associated electrical, low-voltage, structural, and plumbing connections, components, and infrastructure; and construction of a new 1,650 SF break room facility that includes a break area, a locker room, latrines and showers, and all necessary utilities and infrastructure to meet the needs of the Seattle FMS 1 personnel. This project is not expected to have any impact on the NRHP eligible FMS #1 (DAHP Property ID: 721609); if building impacts become necessary, SHPO consultation will proceed regarding the necessary impacts. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify the extent of the necessary/anticipated ground disturbance related to this project.
Camp Murray RV Campground Naval Militia Loop Camp Murray, WA 98430 (47°07'05.4"N 122°34'23.7"W)	Camp Murray Campground, Utilities Upgrade	Design	Construction	n/a	yes	no	1982 1983	Campground utility upgrades to: increase capacity of the primary and secondary electrical line to support and improve the increasing power requirements (of RVs, shower facility, kitchen, camp host/ office, laundry, mechanical room, tent sites, and picnic grounds); install new pedestals for outdoor electrical outlets that support modern RVs; install exterior light-emitting diode (LED) lights for visibility and safety; improve water, sewer and storm water systems for current regulatory/code compliance. Additional project elements include: repair/replacement of the currently inoperable electrically powered gate at the main entrance to the campground, as well as all associated components and controls; and repair/replace all signage throughout the campground, including the wooden sign inside the main entrance, next to the camp office. There are no historic buildings to be impacted by this project; the historic value of the signage to be replaced will be assessed and consulted on depending on the age of the existing signs. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify the extent of the necessary/anticipated ground disturbance related to this project.
Camp Murray RV Campground Building 3 Naval Militia Loop Camp Murray, WA 98430 (47°07'03.5"N 122°34'22.9"W)	Camp Murray Campground, Bldg 3 Renovation (Toilets, Shower, Storage)	Design	Construction	n/a	unknown	no	1982	Interior and exterior renovation of Building 3 to maximize shower/toilet space and repair/replace all existing worn/damaged building surfaces, components, and building infrastructure with new materials. There are no historic buildings to be impacted by this project; the historic value of the signage to be replaced will be assessed and consulted on depending on the age of the existing signs. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify if ground disturbance is necessary for this project.
Minor Capital Projects - Preservation		(FY2025)	FY2026	FY2027				
1201 Union St Bremerton, WA 98312	Bremerton, RC HVAC System Replacement	Design	Construction	n/a	unknown	no	2003	This project will remove and replace all HVAC components and infrastructure in the Bremerton Readiness Center building. Work shall include but not be limited to removal of all failing HVAC components and replacement with new energy efficient equipment. SHPO and Tribal consultations for this project will proceed if there is ground disturbance (e.g. concrete pad for new HVAC unit, etc.) needed for this project.
455 N River Ave. Buckley, WA 98321	Buckley RC, Restroom Restoration	Design	Construction	n/a	no	no	1994	This project will design and renovate the men's and women's restrooms and lockers in the Buckley Readiness Center. Work will include but not be limited to removing existing surfaces, lighting/ heating components, and replacement with updated fixtures. Consultations are not anticipated for this project. SHPO and Tribal consultations for this project will proceed if ground disturbance becomes necessary.

WMD's FY23-25 Biennium Capital and Minor Works Projects List

Project Address/Location	Project Type and Name	Project Phase by Year			Ground Disturbance	Impacts Potentially Historic Buildings*	Listed Build Date of Impacted Building(s)†	Project Description Summaries for Cultural Resource Impacts Consultation and Cultural Resource Information
		Design	Construction	n/a				
456 N River Ave. Buckley, WA 98321	Buckley RC, Roof, Gutter, Downspout Repair	Design	Construction	n/a	no	no	1994	This project will remove and replace the roof and gutter system at the Buckley Readiness Center. Consultations are not anticipated for this project. SHPO and Tribal onsultations for this project will proceed if ground disturbance becomes necessary.
309 Byrd St. Centralia, WA 98531	Centralia Building 2 Refurbishment	Design	Construction	n/a	no	yes**	1949	This project will design and renovate, repair, or replace failed and failing components of the State Maintenance Shopt, Building 2, at the Centralia facility. Work will include but is not limited to removal and replacement of damaged ceilings, repairs of exterior and interior walls, and replacement of damaged doors and windows. The Building 2 (Historic Name: Centralia Armory, Motor Vehicle Storage Building, DAHP Property ID: 41873) was determined not eligible for NRHP listing in 2012. Because this determination is more than 10 years old, per DAHP's guidance, this determination should be renewed. SHPO consultation regarding building eligibility to follow. Additional SHPO and Tribal onsultations for this project may proceed pending eligibity determination and if ground disturbance becomes necessary for this project.
17 and 18 Quartermaster Rd. Camp Murray, WA 98430	Camp Murray Bldg 17 and 18 HVAC System Replacement	Design	Construction	n/a	unknown	no	2001 2002	This project shall design replacement of all HVAC system components and infrastructure for the Buildings 17 and 18. SHPO and Tribal onsultations for this project will proceed if there is ground disturbance (e.g. concrete pad for new HVAC unit, etc.) needed for this project.
426 A St. Ephrata, WA 98823	Ephrata, Bldgs 4, 10, and 11 Roof Replacement	n/a	Design	Construction	unknown	no	1986 2010 2010	This project will remove and replace the roof systems of multiple detached buildings located at the Ephrata Armory: building 4, 10, and 11. SHPO and Tribal onsultations for this project will proceed if there is ground disturbance (e.g. grading for stormwater flow, etc.) needed for this project.
426 A St. Ephrata, WA 98823	Ephrata RC, Roof Downspout Repair	n/a	Design	Construction	yes	no	1978	This project will repair and replace all roof downspouts as well as construct a water conveyance system to remove standing water from the building foundation at the Ephrata Readiness Center. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
8700 Electric Ave Spokane, WA 99224	Geiger Field, Bldg 300 Re-roof and HVAC Replacement	Design	Construction	n/a	unknown	yes**	1959	This project will design and remove and replace the roof system and HVAC system for the Geiger Field Bldg 300. Bldg 300 (Historic Name: Spokane/Geiger Field - Vehicle Maintenance (Bldg 300), DAHP Property ID: 672470) was determined not eligible for NRHP listing in 2013. Because this determination is more than 10 years old, per DAHP's guidance, this determination should be renewed. SHPO consultation regarding building eligibility to follow. Additional SHPO and Tribal onsultations for this project may proceed pending eligibity determination and if ground disturbance becomes necessary for this project (e.g. concrete pad for new HVAC unit, grading for stromwater surface flow, etc.).
8700 Electric Ave Spokane, WA 99224	Geiger Field, Bldg 301 HVAC Sustainment and Interior Rstoration	Design	Construction	n/a	unknown	no	1992	This project will remove and replace the HVAC system components and upgrade interior fixtures at the Geiger Field Bldg 301. Interior fixtures upgrades will include but are not limited to replacement of ceilings, floorings, doors, windows, and restroom features. SHPO and Tribal onsultations for this project will proceed if ground disturbance becomes necessary for this project.
800 Wallace Way Grandview, WA 98930	Grandview, RC Roof Downspout and POV Parking Repair	Design	Construction	n/a	yes	no	1994	This project will repair and replace all roof downspouts as well as construct a water conveyance system to remove standing water from the building foundation at the Grandview Readiness Center. The POV parking lot will be repaired to address uneven and cracked surfaces, and repair a leaning lighting base. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.

WMD's FY23-25 Biennium Capital and Minor Works Projects List

Project Address/Location	Project Type and Name	Project Phase by Year			Ground Disturbance	Impacts Potentially Historic Buildings*	Listed Build Date of Impacted Building(s)†	Project Description Summaries for Cultural Resource Impacts Consultation and Cultural Resource Information
		Design	Construction	n/a				
800 Wallace Way Grandview, WA 98930	Grandview, Toilet & Sewer Repair	Design	Construction	n/a	yes	no	1994	This project will replace and repair all drainage and flow issues with the sanitary sewer system at the Grandview Readiness Center. Work shall include but not be limited to removal and replacement of all damaged and failing infrastructure and concrete. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
6224 2nd Division Dr JBLM, WA 98433	JBLM, ARC Building Exterior Sustainment	n/a	Design	Construction	no	no	2011	This project will clean, repair, seal, and paint exterior surfaces of Building 6224, at the JBLM Aviation Readiness Center. SHPO and Tribal onsultations for this project will proceed if ground disturbance becomes necessary for this project.
6224 2nd Division Dr JBLM, WA 98433	JBLM, ARC Auditorium Sustainment	n/a	Design	Construction	no	no	2011	This project will design and renovate the auditorium within the JBLM Aviation Readiness Center. This work includes but is not limited to replacement of the HVAC system, repair or replacement of floorings, ceilings, wall surfaces, and lighting fixtures. SHPO and Tribal onsultations for this project will proceed if ground disturbance becomes necessary for this project.
24410 Military Rd S Kent, WA 98032	Kent RC, MOV Parking Lot Repair	n/a	Design	Construction	yes	no	1990	This project will repair the existing paved parking lot at the Kent Readiness Center. Work will include grinding, grading, repaving, and utility updates. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
21 Clemons Rd. N Montesano, WA 98563	Montesano, RC MOV Parking area Repair	n/a	Design	Construction	yes	no	1978	This project will repair the existing paved parking lot at the Montesano Readiness Center. Work will include grinding, grading, repaving, and utility updates. There are no building impacts anticipated for this project at this time; however, the Readiness Center is nearing 50 years old and an eligibilty determination will be pursued in the next few years. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
6500 32nd Ave Moses Lake, WA 98837	Moses Lake, MOV Parking Re-gravelling, Fence and Exterior Ligthts Repair	n/a	Design	Construction	yes	no	1994	This project will repair the existing military owned vehicle paved parking lot at the Moses Lake Readiness Center. Work will include grinding, grading, repaving, fence installation, and utility updates. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
6500 32nd Ave Moses Lake, WA 98837	Moses Lake, POV Parking Repair	n/a	Design	Construction	yes	no	1994	This project will repair the existing privately owned vehicle paved parking lot at the Moses Lake Readiness Center. Work will include grinding, grading, repaving, and utility updates. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
1501 Avenue D Snohomish, WA 98290	Snohomish, RC MOV and POV Parking Preservation and Repair	n/a	Design	Construction	yes	no	1954 1958	This project will repair the existing paved and unpaved parking lots at the Snohomish facility. Work will include grinding, grading, repaving, regravelling, updating exterior light fixtures, and utility updates. There are no building impacts anticipated at this time; however, both the Snohomish Readiness Center (Historic Name: Snohomish Armory, DAHP Property ID: 41897) and the Vehicle Maintenance Shop (Historic Name: Snohomish Armory Motor Vehicle Storage Building, DAHP Property ID: 41898) were determined eligible for NRHP listing in 2012. Additionally, the Snohomish Armory building's eligibility was reaffirmed in 2024 as part of DAHP Project ID: 2020-03-02322. If building impacts become necessary, consultations will proceed with SHPO. SHPO and Tribal consultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.

WMD's FY23-25 Biennium Capital and Minor Works Projects List

Project Address/Location	Project Type and Name	Project Phase by Year			Ground Disturbance	Impacts Potentially Historic Buildings*	Listed Build Date of Impacted Building(s)†	Project Description Sammaries for Cultural Resource Impacts Consultation and Cultural Resource Information
		Design	Construction	n/a				
1626 N Rebecca St Spokane, WA 99217	Spokane, RC HVAC System Replacement	Design	Construction	n/a	unknown	no	2006	This project will design and install an updated HVAC system at the Spokane Readiness Center. SHPO and Tribal onsultations for this project will proceed if there is ground disturbance (e.g. concrete pad for new HVAC unit, etc.) needed for this project.
2501 Airport Ln Yakima, WA 98903	Yakima, RC HVAC System Replacement	n/a	Design	Construction	unknown	no	2001	This project will design and install an updated HVAC system at the Yakima Readiness Center. SHPO and Tribal onsultations for this project will proceed if there is ground disturbance (e.g. concrete pad for new HVAC unit, etc.) needed for this project.
Building 872 at D St. and Evergreen State Road Yakima Training Center Yakima, WA 98901 (46°40'49.0"N 120°26'57.4"W)	YTC, 872 HVAC System and Water Heater Replacement	Design	Construction	n/a	unknown	no	1995	This project will design and install an updated HVAC system and replace gas water heaters at the TUAS - Vehicle Maintenance Shop located on the Yakima Training Center. SHPO and Tribal onsultations for this project will proceed if there is ground disturbance (e.g. concrete pad for new HVAC unit, etc.) needed for this project.
Building 872 at D St. and Evergreen State Road Yakima Training Center Yakima, WA 98901 (46°40'49.0"N 120°26'57.4"W)	YTC, 872 MOV Parking Repair	n/a	Design	Construction	yes	no	n/a	This project will repair the existing privately owned vehicle paved parking lot at the TUAS - Vehicle Maintenance Shop located on the Yakima Training Center. . Work will include grinding, grading, repaving, and utility updates. SHPO and Tribal onsultations for this project will proceed as soon as enough information is available to identify the necessary ground disturbance related to this project.
20 Aviation Dr. #20 Camp Murray, WA 98430	Camp Murray, Bldg 20 Elevator Sustainment	Design	Construction	n/a	no	no	1998	This project will repair and update the elevator at Bldg 20 Camp Murray. SHPO and Tribal onsultations for this project will proceed if ground disturbance becomes necessary for this project.
20 Aviation Dr. #20B Camp Murray, WA 98430	Camp Murray, Bldg 20B Elevator Sustainment	Design	Construction	n/a	no	no	2008	This project will repair and update the elevator at Bldg 20B Camp Murray. SHPO and Tribal onsultations for this project will proceed if ground disturbance becomes necessary for this project.
32 Quartermaster Rd Camp Murray	Camp Murray, Bldg 32 HVAC System Replacment	n/a	Design	Construction	unknown	yes	1956	This project will design and install an updated HVAC system at Bldg 32 Camp Murray. SHPO and Tribal onsultations for this project will proceed if there is ground disturbance (e.g. concrete pad for new HVAC unit, etc.) needed for this project.

*This field based solely on age of affected building, calculated as 50 years old as of the date of planned construction. See notes in the last column for additional details regarding eligibility status.

† Year built based on available data in NGB's Planning Resource for Infrastructure Development and Evaluation (PRIDE).

yes** This denotes building impacts to 50+ year old buildings with EXPIRED "not eligible" determinations that need to be renewed with DAHP.

no** This denotes building impacts to 50+ year old buldings with current "not eligible" determinations.

**245 - Military Department
Capital FTE Summary
2025-27 Biennium**

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS004
Date Run: 9/4/2024 10:58AM

FTEs by Job Classification

<u>Job Class</u>	Authorized Budget		2025-27 Biennium	
	2023-25 Biennium		2025-27 Biennium	
	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>
Construction Project Coordinator 3			2.0	2.0
Construction Project Coordinator 4			2.0	2.0
Contract Specialist 2			1.0	1.0
IT Systems Administrator Journey			0.3	0.3
Management Analyst 4			0.3	0.3
Total FTEs			5.6	5.6

Account

<u>Account - Expenditure Authority Type</u>	Authorized Budget		2025-27 Biennium	
	2023-25 Biennium		2025-27 Biennium	
	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>
001-2 General Fund-Federal			608,387	608,387
057-1 State Bldg Constr-State			327,593	327,593
Total Funding			935,980	935,980

Narrative

These FTEs provide direct project management and contract management services for capital projects. Costs include estimated travel costs for projects across the state.

Capital FTE Summary
2025-27 Biennium
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Report Number: CBS004
Date Run: 9/4/2024 10:58AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget



WASHINGTON MILITARY DEPARTMENT
CONSTRUCTION AND FACILITIES MANAGEMENT OFFICE
CAMP MURRAY, WA 98430-5000

CFMO MAINTENANCE BACKLOG REDUCTION PLAN – 2025-2027

Overview

The Construction & Facilities Management Office (CFMO), a division within the Washington Military Department, is responsible for over 450 state-owned, federally licensed, and/or commercially leased facilities in 34 communities throughout the state. Totalling over 3,000,000 gross square feet of floor space, these facilities reside on 1,000-plus cumulative acres of land. The facilities are used by the Washington Army National Guard (WAARNG), the Emergency Management Division, the Washington Youth Challenge Academy, and supporting state employee offices.

CFMO responsibilities include sustainment, restoration, and modernization (SRM) of assigned facilities and buildings. As it is impossible to complete all SRM efforts within a given period (e.g., state fiscal biennium), those not started or placed on hold become part of CFMO's maintenance backlog, also known as deferred maintenance.

As of July 2024, CFMO's statewide maintenance backlog (all SRM items needing attention) is estimated at \$40,000,000.

Goals & Objectives

CFMO aims to ensure its assigned facilities and buildings provide a safe and positive working environment for its occupants. This directly influences the department's ability to minimize the impact of emergencies and disasters on people, property, environment, and the economy of Washington State and the region; provide trained and ready forces for state and federal missions; and provide structured alternative education opportunities for at-risk youth.

To accomplish this goal, the CFMO must have a comprehensive plan for SRM efforts to maximize the effectiveness of the limited funding, including its maintenance backlog.

Background

To fulfill its responsibilities, CFMO is comprised of seven (7) branches:

- Design & Construction
- Environmental
- Facility Operations
- Planning & Programming
- Resource Management – Federal
- Resource Management – State
- State Maintenance & Support Services

While each branch is essential to CFMO's overall mission, three branches are primary influencers for reducing the division's maintenance backlog.

The Planning & Programming Branch plans future capital and minor works projects. For the 2025-27 State Biennium, this branch submitted 74 capital project decision packages: 27 major

capital projects and 46 minor works projects with a combined estimated cost of \$97,757,000. It is unknown at this time how much of CFMO's maintenance backlog would be reduced.

The Design & Construction Branch manages all related projects ranging from major capital construction of a new readiness center to minor works projects such as partial re-roofing. At any one time, each project manager is responsible for at least two capital projects and 14 minor works projects. Though the number of projects a single project manager can adequately manage is almost solely dependent on the number of hours per week each project requires, CFMO feels that each project manager should have no more than one major capital project and no more than five minor works projects at a time for a comfortable workload.

The State Maintenance & Support Services Branch (SMSS) provides sustainment and repair efforts. SMSS efforts include but are not limited to, preventative maintenance, repair maintenance, and support efforts such as custodial, grounds, fire/safety inspection and repair management, other related inspection management, and pest management.

SMSS statewide infrastructure and equipment sustainment duties are the responsibility of 22 state full-time-equivalent (FTE) maintenance mechanic positions who perform assigned preventative and repair maintenance and minor non-repair efforts throughout the state. Utilizing the estimated 3,000,000 square feet of floor space for CFMO-assigned facilities and buildings, each FTE is responsible for over 136,000 square feet. The industry standard is 50,000 square feet per FTE.

Funding

CFMO categorizes its funding into two main areas: capital and operational. For SMSS, operational funding is further classified into annual stewardship and asset reinvestment.

Annual stewardship or "keep-up costs" are the annual investment (operational budget) needed to ensure facilities or buildings perform properly to reach their useful life end; e.g., sustainment and repair maintenance.

Asset reinvestment or "catch-up costs" are for the accumulated backlog of repair and modernization needs and the definition of resource capacity to correct them.

Unfortunately, SMSS's operational allotment is almost entirely utilized to keep up with maintenance demand. As SMSS continues to be reactionary to repair demands, there is very little to no catch-up funding. As such, reducing the maintenance backlog relies almost solely on SRM capital and minor works projects that may include outstanding maintenance efforts.

Maintenance Backlog

A maintenance backlog may not necessarily be a negative factor as it can be an indicator of optimized staffing efforts. There are two reasons why a maintenance backlog occurs and may rise to the point of being uncontrollable: 1) funding does not allow for the completion of maintenance efforts, e.g., too much work and not enough time or money, and 2) maintenance schedules are disrupted by emergency, urgent, or higher priority work demands; e.g., unplanned or unscheduled maintenance. When a maintenance backlog goes unchecked, a vicious cycle

begins, deferred maintenance leads to more breakdowns and disrupts scheduled maintenance, which leads to more deferred maintenance.

A Facilities Condition Index (FCI) is a metric used by the National Guard Bureau (NGB) to estimate the percentage of disrepair for a facility/building or a collection of facilities/buildings. It is simply the monetary amount of outstanding repair divided by the replacement value. As mentioned, CFMO's statewide maintenance backlog is approximately \$40,000,000. With an estimated replacement value of \$950,000,000 for all CFMO-responsible facilities/buildings, an FCI of 0.042 is calculated. This can be translated to saying that, as a collective group, 4.2 percent of each facility and building needs repair. An overall FCI of 0.042 is categorized as a "good" condition rating.

Table 1 – FCI Range versus Condition Rating

FCI Range	Condition Rating
Under 0.05	Good
Between 0.05 and 0.10	Fair
Over 0.10	Poor

It should be noted that there is a distinct difference between a CFMO statewide maintenance backlog of \$40,000,000 and an SMSS-only maintenance backlog, which includes only those items that have a work order generated against it.

The estimated CFMO statewide maintenance backlog is based on NGB's BUILDER Sustainment Management System. BUILDER assesses nearly all CFMO-assigned facilities and buildings to cite areas needing sustainment and repair care, culminating in individual FCIs. However, not all BUILDER-identified areas have an associated SMSS work order.

A maintenance backlog is only as good as its data-collection standards and subsequently acquired data. The NGB BUILDER application was designed to help civil engineers, technicians, and managers decide when, where, and how to best maintain facility infrastructure operational status at the system level (e.g., roof system and HVAC system). Currently, BUILDER does not assess system components, e.g., air handlers.

BUILDER data collection began at Camp Murray in FY2018 and was completed in the other regions during FY2019. BUILDER, designed to establish a CFMO facility/building baseline condition assessment, is purported to be NGB's main capital/minor works funding needs tool.

The SMSS-only maintenance backlog, as of June 2024, was 1,309 open work orders statewide, a 4.2 percent decrease from FY 2023. Estimates quantify this in-house maintenance backlog at 20,000 labor hours or \$960,000 in labor costs and an estimated \$1,570,000 in material costs. Therefore, the cumulative SMSS-only maintenance backlog is estimated at \$2,530,800 – only six percent of the total estimated CFMO statewide backlog.

Table 2 – SMSS Maintenance Work Order Backlog by Fiscal Year

2021	2022	2023	2024
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1,232	1,198	1,366	1,309
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Table 3 – SMSS Maintenance Work Order Backlog Variance by Fiscal Year

21-22 Δ	22-23 Δ	23-24 Δ	21-24 Δ
- 2.8%	+ 14.0%	- 4.2%	+ 6.3%

2023 – 2025 Maintenance Backlog Reduction

Currently, CFMO does not have a maintenance reduction plan encompassing all statewide maintenance and repair efforts for all CFMO-assigned facilities and buildings. We intend to formulate a maintenance backlog reduction plan within FY25 utilizing the following steps:

1. Establish and keep current a complete criteria-based maintenance backlog for all facilities, e.g., BUILDER;
2. Generate a complete list of maintenance/repair items, establish estimated labor and material costs, and prioritize the efforts (e.g., risk management);
3. Utilize our forthcoming cloud-based Project Management Platform to automate the backlog reduction process as much as possible;
4. Establish key performance indicators and doable goals, e.g., reduce our maintenance backlog by 15 percent within FY26.
5. Establish maintenance backlog review meetings or incorporate the maintenance backlog into existing meetings.
6. Target minor works projects to reduce our maintenance backlog specifically.

This would be a paradigm shift for the CFMO and perhaps even the agency, changing our usual way of thinking about our maintenance backlog as an SMSS responsibility to thinking holistically to encompass the entire \$40,000,000 maintenance backlog.

Impact of Not Reducing Maintenance Backlog

The agency's facility inventory is getting older – over 45 years on average. Maintenance staff levels and budget constraints make it challenging to keep pace with the required maintenance for older facilities, especially as square footage increases. Any reduction in preservation funding would result in more rapid deterioration of MIL facilities/buildings and would exacerbate many system problems throughout its facility inventory. An increasing maintenance backlog leads to unsafe buildings and unreliable infrastructure, creating hazardous conditions for WAARNG personnel, state and federal employees, and the community.

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:08PM

Project Number: 40000365

Project Title: Seattle Readiness Center Major Repair and Renovation

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

Project Summary

The Military Department requests state funding for a predesign study for the Seattle Washington Army National Guard site to meet the mission requirements and operational needs of the 181st Brigade Support Battalion of the 81st Stryker Brigade Combat Team.

Project Description

The Seattle RC, built in 1973, is home to four units of the 181st Brigade Support Battalion, which has a total strength of 568 Washington Army National Guard (WAARNG) personnel. In its current state, the Seattle RC cannot support the mission needs of its units.

Since 2020, the WAARNG has been requesting a National Guard Bureau (NGB) Major Military Construction (MILCON) project to build a North Bend RC as a replacement for the Seattle RC for FFY2027 to FFY2030, with no success. The department received funding to purchase land in North Bend and \$6,000,000 of state funding for the department's estimated share of the water utility construction. In May, the City of North Bend advised they will no longer support the land acquisition for the North Bend RC unless WAARNG will build both the RC and a Field Maintenance Shop (FMS) by FFY 2028 as well as shoulder the total cost of water utility construction at approximately \$14 million (letter attached). Due to the continued delays of the land acquisition for a new King County RC and the anticipated abandonment of the land acquisition, it has become critical to refurbish the existing Seattle RC instead.

NGB utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and function or mission capability (F), with a numbered rating of 1 = good (green), 2 = fair (amber), 3 = poor (red), and 4 = failing (black). This RC is rated Q4 and F4, both failing, indicating the units' ability to meet their mission requirements is significantly challenged due to the current state of the building.

Paraphrased comments for the latest ISR evaluation:

- This facility has outlived its usefulness in the WAARNG inventory. It is the WAARNG's third priority for replacement and MILCON funding, following the Joint Force Headquarters and Wenatchee Aviation Support Facility, both currently in the process of securing funding. A modern facility would replace this aging and unsuited facility, meeting the requirements for troop size, vehicle maintenance, and Anti-Terrorism Force Protection standoff requirements.

- The site is landlocked in the center of a major city. Ingress and egress with large military wheeled vehicles are very problematic, and there is no room for expansion.

- Exterior lighting is insufficient for security or pedestrian movement through and around the site.

- There is minimal accessible access to only certain parts of the facility.

- The dumpster is fully visible and too close to the building.

- The exterior of the building shows excessive wear and mold.

- Over 80 percent of the concrete floors have substantial cracks, most likely due to several prior water pipe leaks.

- The facility's overall capacity is insufficient for the unit population, and the lobby is inadequate.

- No electrical outlets in the corridors.

- The female restroom and showers lack ventilation and show evidence of mold on the shower ceilings.

- The overall communication system in the building needs significant upgrades to be secure and effective. Conduits are exposed and not painted to blend with the walls.

- The assembly hall doubles as a cafeteria and dining area but is insufficient in size to be useful for either purpose.

WAARNG formations exceed the Assembly Hall capacity and are held outdoors. Equipment and furniture are stored against the wall due to a lack of storage space, further limiting the available space. The assembly hall's heating, ventilation, and air conditioning (HVAC) system does not work.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:08PM

Project Number: 40000365

Project Title: Seattle Readiness Center Major Repair and Renovation

Description

- Old fluorescent lighting is throughout the building, and there is insufficient lighting in the assembly hall, work areas, and storage areas.
 - Windows and floors need replacement.
 - The weapons vaults are not up to standard in size and capacity.
- No dedicated lactation area.

Location

City: Seattle

County: King

Legislative District: 007

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	12,003,000				
057-1	State Bldg Constr-State	10,625,000				450,000
	Total	22,628,000	0	0	0	450,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	12,003,000			
057-1	State Bldg Constr-State	10,175,000			
	Total	22,178,000	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000365	40000365
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 Military Department
Project Name	Seattle RC Major Repair and Renovation
OFM Project Number	40000365

Contact Information

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

Statistics

Gross Square Feet	77,810	MACC per Gross Square Foot	\$178
Usable Square Feet	69,250	Escalated MACC per Gross Square Foot	\$208
Alt Gross Unit of Measure			
Space Efficiency	89.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.06%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.35%	Location Used for Tax Rate	Seattle
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	July-25	Predesign End	June-26
Design Start	July-27	Design End	May-28
Construction Start	July-28	Construction End	January-30
Construction Duration	19 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$19,471,112	Total Project Escalated	\$22,626,002
		Rounded Escalated Total	\$22,626,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$450,000
Next Biennium			\$22,176,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$409,053		
Design Phase Services	\$1,163,091		
Extra Services	\$110,947		
Other Services	\$522,548		
Design Services Contingency	\$220,564		
Consultant Services Subtotal	\$2,426,204	Consultant Services Subtotal Escalated	\$2,738,001

Construction			
Maximum Allowable Construction Cost (MACC)	\$13,855,333	Maximum Allowable Construction Cost (MACC) Escalated	\$16,166,403
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,385,533		\$1,616,641
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,577,448	Sales Tax Escalated	\$1,840,567
Construction Subtotal	\$16,818,314	Construction Subtotal Escalated	\$19,623,611

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$186,995		
Other Project Admin Costs	\$39,599		
Project Administration Subtotal	\$226,594	Project Administration Subtotal Escalated	\$264,390

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

Project Cost Estimate			
Total Project	\$19,471,112	Total Project Escalated	\$22,626,002
		Rounded Escalated Total	\$22,626,000

SEATTLE - PIER 91



1601 W Armory Way, Seattle, WA 98119 | State District 36 | Congressional District 7 | Lat/Long 47.6383/-122.3775

Located inside the city limits of Seattle (population 749,256) in King County, the site serves as home to HHC, 181st BSB (WQYTT0); Co A, 181st BSB; Co B, 181st BSB; Co C, 181st BSB; and FMS #1.

COMMUNITY



No facilities on the Seattle site have historical or cultural importance to the community and none are used by community organizations. Soldiers based at Seattle protected the community during the 2014/2015 wildfires, 2020 Covid response, and 2020 civil disturbance.

RECRUITING & RETENTION

DEMOGRAPHICS.⁴ The total population of ages 18-34 within 30 miles of Seattle is 870,026.

SITE STRENGTHS. The Seattle site is centrally located near populations.

SITE WEAKNESSES. The RC exterior and road conditions are dilapidated. The site has been broken into many times.

STATIONING

STATIONED UNITS.

- HHC, 181st BSB (WQYTT0)
- Co A, 181st BSB (WQYTA0)
- Co B, 181st BSB (WQYTB0)
- Co C, 181st BSB (WQYTC0)
- FMS #1 (W8T701)

MISSION.

- Provide logistics and force health protection to a STRYKER Brigade Combat Team (SBCT)
- FMS #1 performs field maintenance for all types of ground surface equipment issued to the Army National Guard.

STRENGTH.¹ Combined, the units have 410 personnel, consisting of 42 officers, 10 warrant officers, and 358 enlisted.

FULL TIME SUPPORT. Combined, the units have 37 full-time active guard reserve. FMS #1 has 35 total authorized personnel.

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

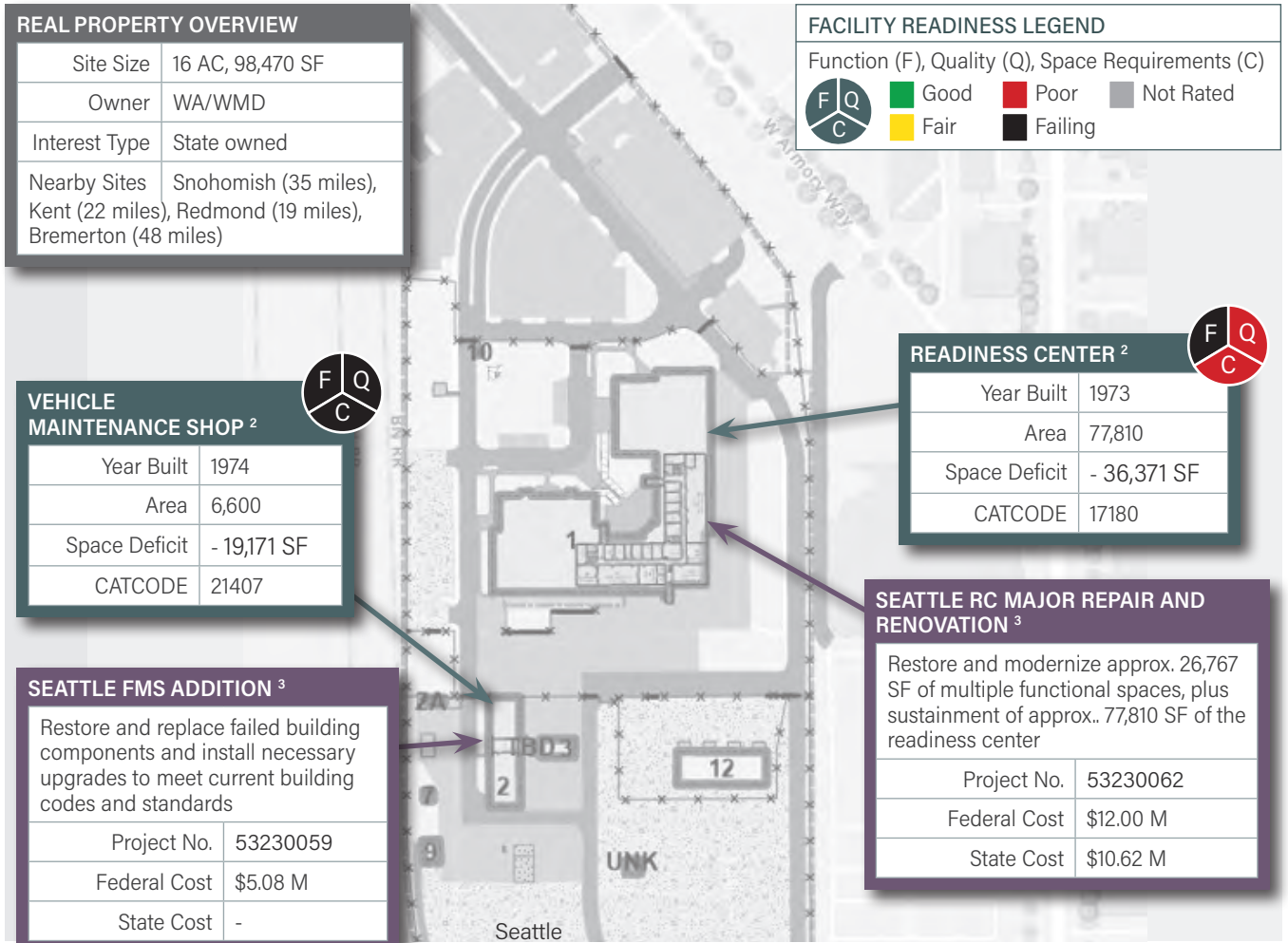
- Readiness Center (-36,371 SF)
- Vehicle Maintenance (-19,171 SF)
- Vehicle Storage (-145,125 SF)
- Org. Parking (-8,987 SY)
- Non. Org Parking (-5,953 SY)

EXCESS SPACE.²

- Org. Storage (+3,468 SF)
- Hazardous Material Storage (+127 SF)

(1) ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023; (3) SRM Projects - Long Range Construction Plan, 31May2024; (4) American Community Survey, accessed 31May2023

KEY PROJECTS & FACILITIES



PLANNED & PRIORITIZED PROJECTS³

Priority*	Project No.	Project Name	Classification	Status
1	53230062	Seattle RC Major Repair and Renovation	R&M	Active
2	53200058	Seattle Main Gate Modernization	R&M	Active
3	53220021	Seattle RC Roof Repair Project	Sustainment	Active
4	53200035	Seattle RC Lighting Upgrade - Exterior	Energy	Active
5	53230022	Seattle Paved POV and Road Repair	R&M	Active
6	53230091	Seattle POV Parking Lot Paving	R&M	Active
7	53230060	Seattle Dumpster Enclosure	R&M	Active
1	53220013	Seattle FMS Roof and HVAC Repair	Sustainment	Active
2	53230059	Seattle FMS Addition	R&M	Active
3	53230099	Seattle FMS Breakroom Tenant Improvements	R&M	Active
DEMO1	53230061	Seattle Bldg Demolition (TBI)	Demolition	Active
0	53220040	Seattle RC IT Modernization	R&M	Active

*Priorities grouped by facility.

See [Appendix B - Site Development Plans](#) for location of projects.

Project Information



- SRM
- PN 53230062
- Seattle RC Tenant Improvements**
- Project location: Seattle – Pier 91
- Projected Year:
 - Design:
 - FFY 2026
 - SFY 2027
 - Construction
 - FFY 2027
 - SFY 2028

Scope:

- The 51-year-old, 77,810 SF Seattle Readiness Center is old and in need of refurbishment. Current scope of this project includes: 1. Refurbishment of 1st and 2nd floor restrooms. 2. HVAC system replacement to include installation of cooling system. 3. Update flooring, ceiling, lighting, walls, & windows 4. Breakroom (Rooms identified: 118, 222) 5. Assembly Hall Modernization. 6. Improvement of Medical Units' Space. 7. Entryway Restoration/Upgrade 8. Conference rooms & Classrooms Audio/Visual Upgrade. **Addendum** 1. RRB Space refurbishment. 2. Lactation room refurbishment
- **Estimated Cost is ~ \$22M**
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.

Ongoing RC Projects:

- **Roof Repair/Replacement**
- **IT Upgrade/Centralization**
- **Kitchen Sustainment**
- **POV lot/Road Paving**
- **Main Gate Upgrade**



Current Conditions



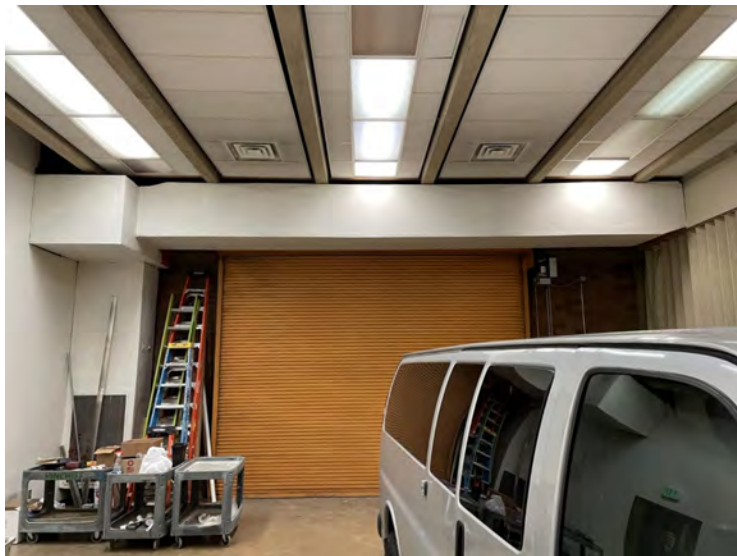
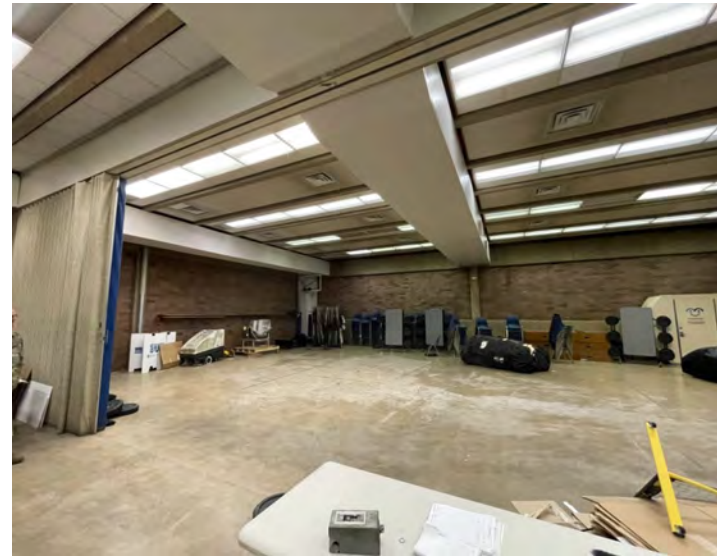


Current Conditions

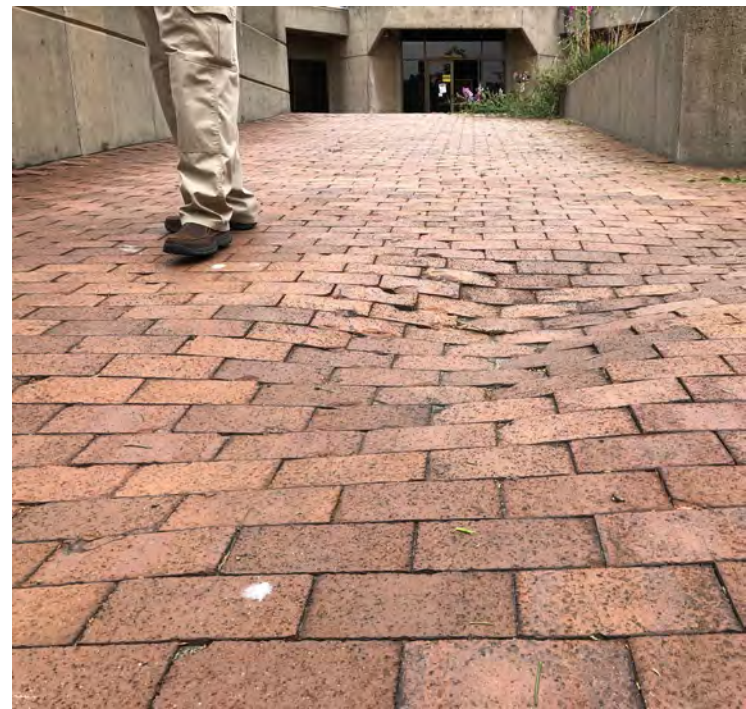




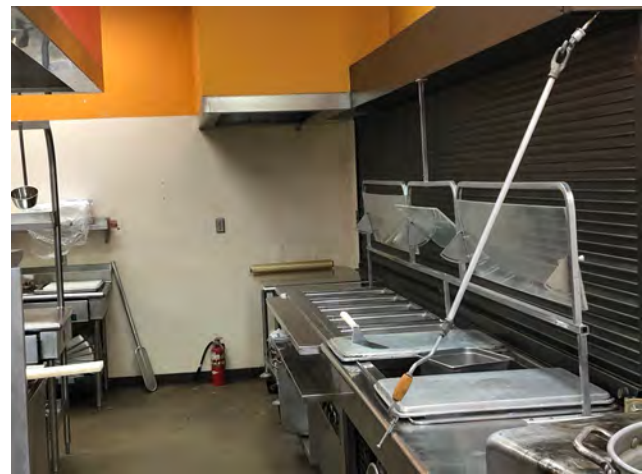
Current Conditions

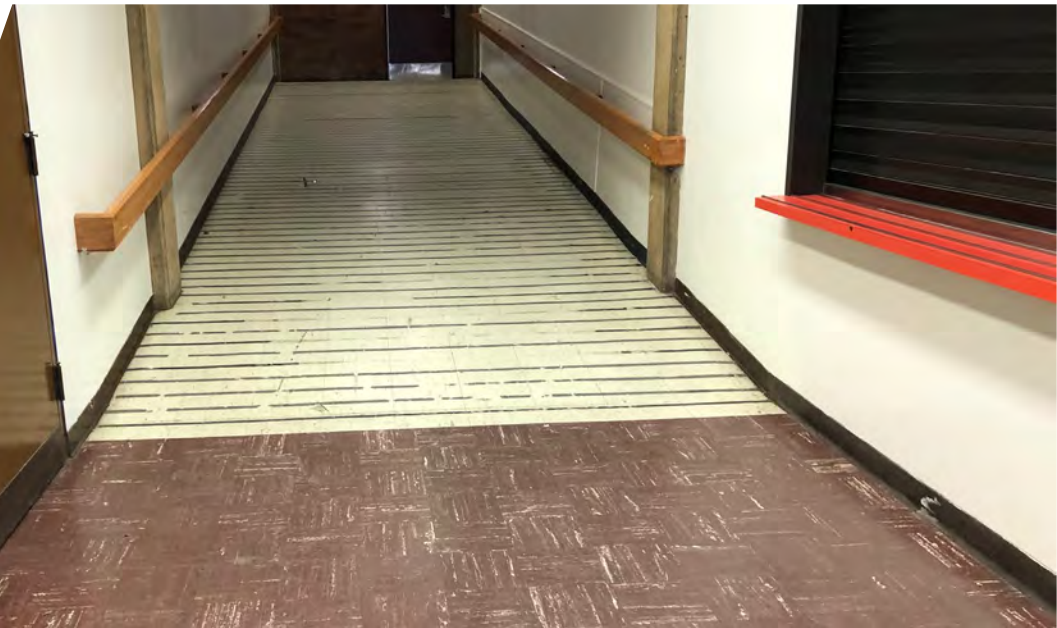














245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:56AM

Project Number: 40000354

Project Title: Geiger Field 200 Restoration

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 7

Project Summary

As part of a larger site development project at Geiger Field, the renovation of building 200 would encompass the alteration of 23,000 square feet to optimize space usage and offset the missing functional areas of Geiger Field building 402 to create a complete Readiness Center at Geiger Field. This project will enhance strategic operations for major elements of the 161st Infantry Regiment, the 96th Troop Command, and the Homeland Response Force federal, state, and regional missions.

Project Description

Situated adjacent to the Spokane International Airport, the Geiger Field site was transferred from the Washington Air National Guard to the Washington Army National Guard (WAARNG) in 2012. The 20.3-acre site has four major buildings, built to Air National Guard specifications and requirements 50-60 years ago. The WAARNG has a long-term renovation and restoration plan for the Geiger Field site, specifically buildings 200, 300, and 402, which will serve as a base of operations for major elements of the 161st Infantry Regiment, the 96th Troop Command and the Homeland Response Force (HRF) missions. The current unit at Geiger Field, the 144th Headquarters Digital Liaison Detachment, will be stationed at the Fairchild Air Force Base Air Force Reserve Command during the renovation.

The C Company of the 1-161st Infantry Regiment (currently at the Spokane Readiness Center), the 96th Troop Command (currently at Joint Base Lewis-McChord), and the Homeland Response Force (located at multiple sites across the state) are keystone units of the WAARNG, the state of Washington, and Federal Emergency Management Agency (FEMA) Region 10 (Alaska, Idaho, Oregon, and Washington states) responding to missions both home and abroad. From mudslides and wildfires to the global pandemic, these Soldiers have responded to diverse domestic emergencies. The HRF is a regionally aligned (FEMA Region 10) chemical, biological, radiological, nuclear, high-yield explosive asset established to support and enhance local, state, and federal emergency managers in response to natural, human-made, or terrorist-initiated disasters and additional hazards within six hours. Relocating these keystone units to this centralized site adjacent to a major airport provides enhanced strategic mobility and optimal equipment and supplies staging.

The project scope is based on the planned stationing and utilizing buildings 200 and 402 combined to create a single Readiness Center at Geiger Field. The functional space allowances are based on the authorized space per National Guard Bureau (NGB) guidelines and the existing building configuration. The department prepared the attached DoD Form 1390/91 worksheet to support the planning process and functional space analysis. The specific scope of this renovation project is determined based on the identified priorities of the stakeholders and the urgent need to address the deteriorating condition of the building:

1. Remove and replace the building's heating, ventilation, and air-conditioning (HVAC) system.
2. Repair or replace the building's utility lines such as electrical, potable water, and sanitary sewer.
3. Convert approximately 5,400 square feet into an assembly hall.
4. Convert approximately 3,200 square feet into a maintenance training bay to include the necessary exhaust system.

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:56AM

Project Number: 40000354

Project Title: Geiger Field 200 Restoration

Description

- 5. Convert approximately 1,000 square feet into unheated storage space to include caging and controlled access.

- 6. Convert approximately 600 square feet into a classroom and approximately 300 square feet into a multi-purpose training area.

- 7. Renovate the restrooms and showers and increase the footprint by approximately 700 square feet by utilizing unneeded administrative space.

- 8. Renovate approximately 2,200 square feet of administrative offices into locker space for Organizational Clothing & Individual Equipment storage.

- 9. Convert excess unit storage space into an 800 square foot kitchen, 80 square foot lactation area, 250 square foot Family Readiness office, 200 square foot Retention office, and 300 square feet of table and chair storage.

- 10. Repair and upgrade approximately 700 square feet for maintenance and storage, approximately 1,200 square feet for a mechanical and electrical room, and approximately 250 square feet for a telecommunication and information technology room (federal network).

- 11. Replace all worn and broken lighting, floors and interior/exterior doors.

- 12. Patching and repainting/resealing walls (a combination of drywall and concrete surfaces throughout the building).

Due to the building's age, it is appropriate to assume it has lead-based paint and asbestos-containing materials. The presence of either or both requires adherence to local, state, and federal regulatory requirements for abatement and disposal.

Alternatives like new construction or leasing are not cost-effective and require longer lead time for site selection, planning, approvals, and funding. Locating a lease site sized appropriately to meet NGB requirements and the requisite security is nearly impossible. New construction requires the purchase of land at the state's expense and competition nationally for federal funding, which has a timeline of over ten years and minimal chance of success with the current scoring model. The WAARNG currently has a statewide space deficit of 502,949 square feet in readiness centers, meaning multiple units across the state are operating in facilities that are crowded and non-compliant with NGB guidelines. Therefore, relocating these units to another site meeting the exact mission requirements and strategic value is not feasible. If this project is not approved for funding, not only will the building continue to degrade, but it will also be unable to meet the functional requirements of the incoming units, delaying their transition to this strategic location and hampering their ability to perform their state and federal missions.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:56AM

Project Number: 40000354

Project Title: Geiger Field 200 Restoration

Description

The total project funding requirement is \$9,704,000, with a federal share of \$5,482,000 to be reimbursed by NGB, and a state match requirement of \$4,222,000. The design phase is planned for state fiscal year 2027 with construction in the 2027-29 biennium. The request for this biennium is \$566,000 federal spending authority and \$436,000 state funding. The department anticipates requesting \$4,916,000 federal spending authority and \$3,786,000 state funding next biennium.

This project utilizes a combination of 25 percent state and 75 percent federal funding on the modernization scope and 50 percent federal and 50 percent state match funding on the sustainment work. As mentioned above, the cost-sharing scheme maximizes the federal funding available for the project.

Location

City: Spokane

County: Spokane

Legislative District: 005

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	5,482,000				566,000
057-1	State Bldg Constr-State	4,222,000				436,000
	Total	9,704,000	0	0	0	1,002,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal	4,916,000				
057-1	State Bldg Constr-State	3,786,000				
	Total	8,702,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000354	40000354
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 Military Department
Project Name	Geiger Field Readiness Centers (200) Restoration
OFM Project Number	40000354

Contact Information

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

Statistics

Gross Square Feet	23,597	MACC per Gross Square Foot	\$268
Usable Square Feet	21,237	Escalated MACC per Gross Square Foot	\$302
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.90%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.00%	Location Used for Tax Rate	Spokane
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	March-26	Design End	November-26
Construction Start	July-27	Construction End	January-29
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$8,636,440	Total Project Escalated	\$9,702,000
		Rounded Escalated Total	\$9,702,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,001,000
Next Biennium			\$8,701,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$571,757		
Extra Services	\$7,778		
Other Services	\$256,876		
Design Services Contingency	\$83,641		
Consultant Services Subtotal	\$920,052	Consultant Services Subtotal Escalated	\$1,001,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$6,330,276	Maximum Allowable Construction Cost (MACC) Escalated	\$7,138,020
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$633,028		\$713,802
Non-Taxable Items	\$0		\$0
Sales Tax	\$626,721	Sales Tax Escalated	\$706,691
Construction Subtotal	\$7,590,025	Construction Subtotal Escalated	\$8,558,513

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$91,165		
Other Project Admin Costs	\$35,198		
Project Administration Subtotal	\$126,363	Project Administration Subtotal Escalated	\$142,487

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

Project Cost Estimate			
Total Project	\$8,636,440	Total Project Escalated	\$9,702,000
		Rounded Escalated Total	\$9,702,000

GEIGER FIELD



8700 Electric Ave., Spokane, WA 99224 | State District 6 | Congressional District 5 | Lat/Long 47.61031/-117.53902

Located outside the city limits of Spokane (population 597,919) in Spokane County, the site serves as home to 144th DLD, MSC: 96th Troop Command; Det 1, WAARNG MED-DET; and 1 Det 1, Co C, 1-161st.

COMMUNITY



TBD: How the site is significant to the locale community and significant events they've supported.

RECRUITING & RETENTION

DEMOGRAPHICS. TBD

SITE STRENGTHS. TBD

SITE WEAKNESSES. TBD

STATIONING

STATIONED UNITS.

- (144th DLD) MSC: 96th Troop Command (WPYHAA)
- Det 1, WAARNG MED-DET (W881A1)
- Det 1, Co C, 1-161st IN (WPRJC1)

MISSION. Provides liaison capability between Army Forces (ARFOR), Joint/Coalition Forces Land Component Command (J/CFLCC), Joint Task Force (JTF), subordinate headquarters and multinational headquarters to ensure communication, mutual understanding, and unity of purpose and action.

STRENGTH.¹ Combined, the units have 40 personnel, consisting of 19 officers and 21 enlisted.

FULL TIME SUPPORT. Combined, the units have 5 full-time active guard reserve., consisting of 1 officer and 4 enlisted.

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

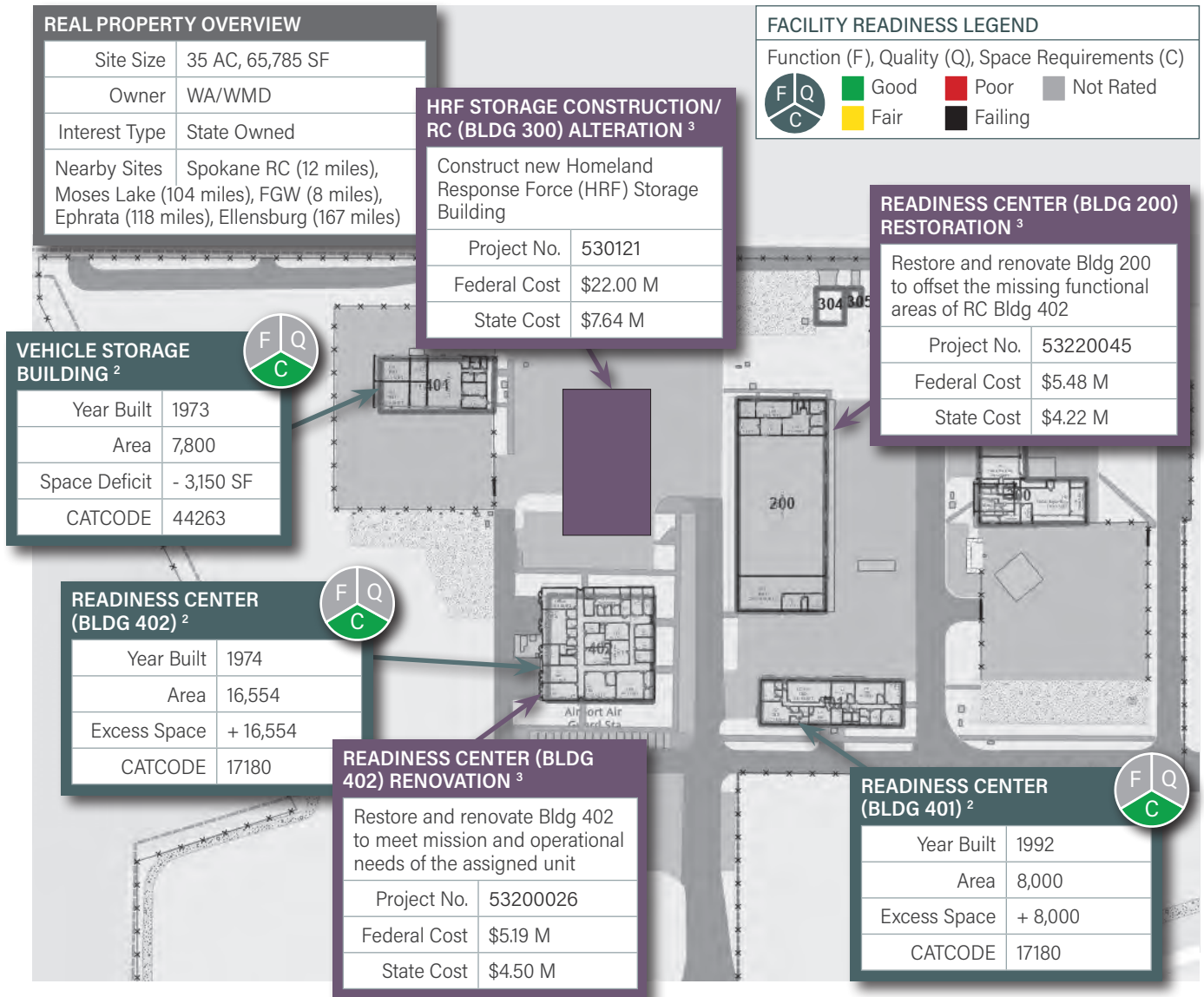
- Vehicle Storage Building (-3,150 SF)

EXCESS SPACE.²

- Readiness Center (+24,554 SF)
- Unit Storage Building (+24,544 SF)
- Vehicle Maint. Shop (+7,350 SF)
- DOL Repair bays (+7,800 SF)
- MOV Parking Paved (+7,431 SY)

(1) ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023; (3) SRM Projects - Long Range Construction Plan 31May2024;

KEY PROJECTS & FACILITIES



GEIGER FIELD

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1	53200026	Geiger Field Readiness Center Bldg 402 Renovation	R&M	Active
2	53220045	Geiger Field Readiness Center Bldg 200 Restoration	R&M	Active
3	53230035	Geiger Field 300 Re-roof and HVAC Replacement	Sustainment	Active
4	53230037	Geiger Field 301 HVAC and Interior Restoration/ Sustainment	SRM	Active
5	53230036	Geiger Field POV MOV Paved Parking Improvement	Sustainment	Active
6	53200006	Geiger Field Vehicle Storage Building	R&M	Active
7	53230096	Geiger Field Main Gate Upgrade	R&M	Active
8	53200042	Geiger Field Dumpster Enclosure	R&M	Active
1	530121	Geiger Field HRF Storage Construction/Readiness Center (300) Alteration	MILCON UPL	Active

See [Appendix B - Site Development Plans](#) for location of projects.

Project Information



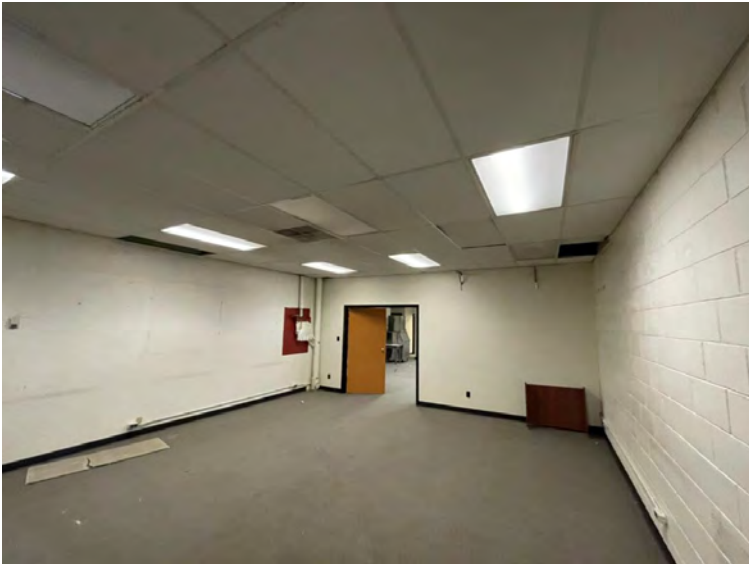
- R&M
- PN 53220045
- Geiger Field Bldg 200 Functional Area Restoration**
- Project location: Spokane
- Projected Year:
 - Design:
 - FFY 2025
 - SFY 2026
 - Construction
 - FFY 2026
 - SFY 2027

Scope:

- **Estimated Cost is ~ \$5M**
- This project is the provision of labor and materials to upgrade the 65-year-old, 23,597 SF Building 200 located within the Geiger Field Site. The intent is to modernize the functional spaces to meet the needs of both the 144th DLD (functioning as an extension of RC Building 402) and the Homeland Response Force, as well as repair/replace/update all old/worn failed and failing building components, surfaces, and infrastructure.
- Specific work shall include but not be limited to:
 - Conversion of 5,400 SF of storage area to Assembly Hall
 - Addition of Vault space
 - Upgrading lighting, HVAC, electrical, and plumbing
 - Repair/replacement of all t-bar ceiling, lighting, walls, flooring, trim, baseboard, interior and exterior doors.
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



Current Conditions



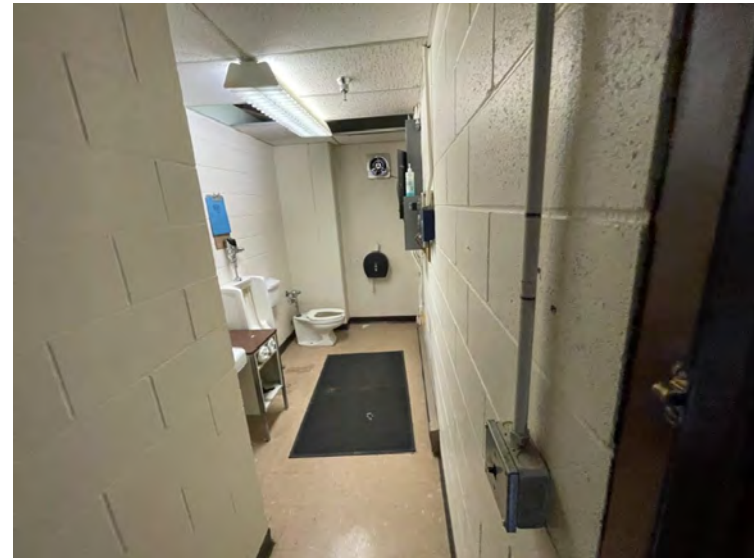


Current Conditions





Current Conditions



**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

Description

Starting Fiscal Year: 2026
 Project Class: Preservation
 Agency Priority: 9

Project Summary

State funding and federal spending authority is requested to repair and restore multiple facilities across the state.

Project Description

The Military Department requests state funding and federal spending authority to repair and restore multiple state and federally supported facilities across the state. These projects will support National Guard and state personnel by providing safe and functional facilities to meet mission needs.

Location

City: Statewide County: Statewide Legislative District: 098

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as these projects are all within the current facility footprint and do not change the purpose or scope of the facility use.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	10,290,000				10,290,000
057-1	State Bldg Constr-State	7,502,000				7,502,000
	Total	17,792,000	0	0	0	17,792,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

These projects repair current facilities and have no significant operating impact.

SubProjects

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000371

SubProject Title: Buckley Readiness Center Roof, Gutter, Downspout Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests state funding and federal spending authority to replace the roof, gutters and downspouts of the Buckley Readiness Center.

Project Description

The Buckley Readiness Center was built in 1995 and still has its original roof. Minor repairs have been conducted, but the roof is past its useful life, is experiencing perpetual leaks and needs replacement. In addition, the gutters and downspouts are damaged in several areas, causing water to spray against the building or pool near the foundation. This project includes the full removal and replacement of the roof, gutters, and downspouts for the 27,092-square-foot building.

The project is funded with sustainment funding from the National Guard Bureau with a 50 percent state match requirement. The cost is estimated to be \$378,000. The department requests \$189,000 in state funding and \$189,000 in federal spending authority. The project is planned to be completed in fiscal year 2026.

Location

City: Buckley

County: Pierce

Legislative District: 008

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	196,000				196,000
	Total	196,000	0	0	0	196,000

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	196,000				196,000
	Total	196,000	0	0	0	196,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000371

SubProject Title: Buckley Readiness Center Roof, Gutter, Downspout Repair

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
Total		0	0	0	0

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

Operating Impacts

No Operating Impact

Narrative

This is a repair to a current facility with no operating impacts.

SubProject Number: 40000411

SubProject Title: Geiger Field 300 Re-roof and HVAC Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$719,000 in state funding and \$719,000 in federal spending authority to replace the roof and, heating, ventilation, and cooling (HVAC) system of Building 300 at Geiger Field.

Project Description

Building 300 at Geiger Field in Spokane, Washington, is a partial Readiness Center for the 96th Troop Command Homeland Response Force. The 7,350-square-foot building was built in 1959. The current roof system is old, damaged, and leaking. The HVAC system is also at the end of its useful life cycle and needs replacement.

This project includes replacing the roof and HVAC system. The total cost is \$1,438,000, of which \$719,000 is eligible for reimbursement by the National Guard Bureau, with a \$719,000 state match requirement.

Location

City: Spokane

County: Spokane

Legislative District: 005

Project Type

Facility Preservation (Minor Works)

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000411

SubProject Title: Geiger Field 300 Re-roof and HVAC Replacement

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

<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>Reapprops</u>	<u>New Approps</u>
001-2	General Fund-Federal	719,000				719,000
	Total	719,000	0	0	0	719,000

<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>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	719,000				719,000
	Total	719,000	0	0	0	719,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		<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

SubProject Number: 40000376

SubProject Title: Grandview Readiness Center Roof Downspout and POV Parking Repair

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000376

SubProject Title: Grandview Readiness Center Roof Downspout and POV Parking Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

Repairing the roof downspouts, adding additional gutters, and installing a French drain and water conveyance system at the Grandview Readiness Center will prevent future structural damage due to water infiltration. This project also includes repairing the damaged portions of the parking lot.

Project Description

The current drain system from the roof of the Grandview Readiness Center is inadequate. Water collects near the building's foundation and adjacent parking lot, which has caused minor damage to the parking lot but threatens severe damage to the building's foundation. This project includes the repair of the roof water downspout, installation of a French drain system, and repairs to damaged portions of the parking lot to include repair of exterior lighting fixtures. The French drain system will redirect surface and ground water away from the building to a proper stormwater drain area.

The project is partially funded by the National Guard Bureau with a 50 percent state match requirement. The total cost is estimated to be \$1,032,000. The department requests \$516,000 in state funding and \$516,000 in federal spending authority to complete this project during fiscal year 2026.

The Grandview Readiness Center supports the 792nd Chemical Company of the Washington Army National Guard with a drilling population of 96 and three fulltime personnel. Without this funding, water will continue to collect around the building's foundation threatening the building's integrity and causing further damage to the parking lot area.

Location

City: Grandview

County: Yakima

Legislative District: 004

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	516,000				516,000
Total		516,000	0	0	0	516,000

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000376

SubProject Title: Grandview Readiness Center Roof Downspout and POV Parking Repair

<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	516,000				516,000
	Total	516,000	0	0	0	516,000
<u>Future Fiscal Periods</u>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	
<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

None

SubProject Number: 40000375

SubProject Title: Ephrata Readiness Center Roof Gutter Downspout Repair

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000375

SubProject Title: Ephrata Readiness Center Roof Gutter Downspout Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

Repairing the roof downspouts, adding additional gutters, and installing a French drain and water conveyance system at the Ephrata Readiness Center will prevent future structural damage due to water infiltration.

Project Description

The Ephrata Readiness Center is 46 years old. The recently installed exterior insulation finishing system is at risk due to a failing drain system, which is allowing water to seep into the building and ground surfaces, potentially causing stains and deterioration. This project includes repairing all roof downspouts, adding approximately 600 linear feet of gutters, and installing a French drain and water conveyance system to adequately remove standing water from the building's foundation.

If the rainwater runoff issue is not addressed, the damage will continue to worsen, potentially infiltrating the foundation and exterior walls of the Readiness Center and causing structural damage.

The project's total cost is \$470,000. The National Guard Bureau will reimburse 50 percent of the cost, and the state will match 50 percent.

Location

City: Ephrata

County: Grant

Legislative District: 004

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	235,000				235,000
	Total	235,000	0	0	0	235,000

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	235,000				235,000
	Total	235,000	0	0	0	235,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000375

SubProject Title: Ephrata Readiness Center Roof Gutter Downspout Repair

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000393

SubProject Title: Buckley Readiness Center Restroom Restoration

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000393

SubProject Title: Buckley Readiness Center Restroom Restoration

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$282,000 of state funding and \$282,000 of federal spending authority to renovate the restrooms at the Buckley Readiness Center.

Project Description

The Buckley Readiness Center was built in 1994. The restrooms, showers, and locker room space show signs of age and wear, such as damaged floors, walls, and water-stained fixtures. The showers are in a communal area rather than the current standard of individual stalls. This project will renovate the 1200 square feet of men’s and women’s restroom, shower, and locker room space. The scope includes reconfiguring the communal showers into individual stalls, replacing all worn and damaged surfaces, replacing fluorescent lighting with more energy-efficient LED lighting, and replacing outdated electrical, plumbing, and low-voltage infrastructure, components, fixtures, and devices with current materials.

The project cost is \$564,000, of which 50 percent is eligible for reimbursement by the National Guard Bureau with a percent state match requirement of \$282,000.

Location

City: Buckley

County: Pierce

Legislative District: 008

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	282,000				282,000
	Total	282,000	0	0	0	282,000

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	282,000				282,000
	Total	282,000	0	0	0	282,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000393

SubProject Title: Buckley Readiness Center Restroom Restoration

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000377

SubProject Title: Grandview Toilet/Sewer Repair

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000377

SubProject Title: Grandview Toilet/Sewer Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

This project includes the diagnosing and repairing the sewer drainage system at the Grandview Readiness Center. The project cost is estimated to be \$470,000 and is partially funded by the National Guard Bureau with a 50 percent state match requirement.

Project Description

The thirty-year-old Grandview Readiness Center sewer drainage system is malfunctioning, causing repetitive backflow into the facility. Repairs have been attempted, but the problems are beyond the department's maintenance crew's capabilities to diagnose and repair. This project aims to provide the labor and materials necessary to diagnose and repair all drainage and flow issues with the sewer system.

This project is partially funded by the National Guard Bureau with a 50 percent state match requirement. The cost is estimated at \$470,000 and is planned to be completed during fiscal year 2026. The department requests \$235,000 in state funding and \$235,000 in federal spending authority. Without the funding, the sewer will continue to backflow in the facility and create a health and safety risk for personnel.

The Grandview Readiness Center supports the Washington Army National Guard 792nd Chemical Company with a drilling population of 96 and three full time personnel. Their mission is to provide chemical, biological, radiological, and nuclear reconnaissance, surveillance and decontamination support.

Location

City: Grandview

County: Yakima

Legislative District: 004

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	235,000				235,000
	Total	235,000	0	0	0	235,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000377

SubProject Title: Grandview Toilet/Sewer Repair

<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 Appropriations</u>
057-1	State Bldg Constr-State	235,000				235,000
	Total	235,000	0	0	0	235,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		<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

None

SubProject Number: 40000397

SubProject Title: Geiger Field Bldg 301 HVAC and Interior Restoration/Sustainment

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000397

SubProject Title: Geiger Field Bldg 301 HVAC and Interior Restoration/Sustainment

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$586,000 in state funding and \$586,000 in federal spending authority. This funding will be used to replace the heating, ventilation, and cooling (HVAC) system and complete an interior renovation of Building 301 at Geiger Field.

Project Description

Building 301 at Geiger Field in Spokane, Washington, is 22 years old and 8,000 square feet. The HVAC system is at the end of its useful lifecycle and needs replacement. The facility's interior surfaces and fixtures are old, worn, and damaged.

This project includes replacing the HVAC system and repairing or replacing all worn and damaged floors, ceilings, walls, doors, windows, fixtures, and lighting. The total cost is \$1,172,000, of which \$586,000 is eligible for reimbursement by the National Guard Bureau, with a \$586,000 state match requirement.

Location

City: Spokane

County: Spokane

Legislative District: 005

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	586,000				586,000
	Total	586,000	0	0	0	586,000

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	586,000				586,000
	Total	586,000	0	0	0	586,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000397

SubProject Title: Geiger Field Bldg 301 HVAC and Interior Restoration/Sustainment

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000408

SubProject Title: Yakima Readiness Center HVAC Replacement

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000408

SubProject Title: Yakima Readiness Center HVAC Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

Replacing the heating, ventilation, and air conditioning (HVAC) system components for the Yakima Readiness Center will extend the facility's useful life for the Washington Army National Guard. The project is estimated to cost \$1,376,000 with a partial reimbursement by the National Guard Bureau and a 50 percent state match requirement of \$688,000.

Project Description

The Yakima Readiness Center is 22 years old. The original heating, ventilation, and air conditioning (HVAC) system is at the end of its useful life and can no longer efficiently serve the facility. The Military Department maintenance staff completed multiple repairs in the last few years. This project includes replacing the HVAC components and infrastructure, including the air handlers, condensing units, chiller and boiler units, variable air volume equipment, exhaust fans, compressors, ducting, and registers. The project will provide a more energy-efficient HVAC system for the 54,038-square-foot building.

The cost is estimated to be \$1,376,000. The project is eligible for 50 percent reimbursement by the National Guard Bureau with a 50 percent state match requirement. The department requests \$688,000 of federal spending authority and \$688,000 in state funding to complete the project in biennium 2025-27. If not funded, the current system may fail altogether, making the facility unusable for the Washington Army National Guard.

Location

City: Yakima

County: Yakima

Legislative District: 014

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	688,000				688,000
	Total	688,000	0	0	0	688,000

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	688,000				688,000
	Total	688,000	0	0	0	688,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000408

SubProject Title: Yakima Readiness Center HVAC Replacement

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

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

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

SubProject Number: 40000395

SubProject Title: Camp Murray Building 32 HVAC System Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests state funding and federal spending authority to replace the heating, ventilation, and cooling (HVAC) system for Building 32 on Camp Murray.

Project Description

Building 32 on Camp Murray, the administrative, general storage, and central issue facility of the United States Property and Fiscal Office for the entire Washington Army National Guard, faces significant operational challenges due to its outdated HVAC system. The building, now 68 years old, has a system that is past its useful life. Despite the State Maintenance crews' efforts in completing several repairs, the system's age and inefficiency severely hinder the facility's operations and need immediate attention.

This project will replace the HVAC system for the 48,209-square-foot building. The total cost is \$1,438,300, of which \$1,407,000 is eligible for reimbursement by the National Guard with a state match requirement of \$31,300.

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

Project Type

SubProject Number: 40000395

SubProject Title: Camp Murray Building 32 HVAC System Replacement

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

<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>Reapprops</u>	<u>New Approps</u>
001-2	General Fund-Federal	1,407,000				1,407,000
Total		1,407,000	0	0	0	1,407,000

<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>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	32,000				32,000
Total		32,000	0	0	0	32,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
Total		0	0	0	0

		<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

None

SubProject Number: 40000405

SubProject Title: Bremerton Readiness Center Building 3 HVAC Replacement

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000405

SubProject Title: Bremerton Readiness Center Building 3 HVAC Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests state funding and federal spending authority to replace the heating, ventilation, and air conditioning system in Building 3 at the Bremerton Readiness Center.

Project Description

Building 3 at the Bremerton Readiness Center is 21 years old and 51,328 square feet. The facility supports Company C 3rd Battalion 161 Infantry Regiment, Headquarters and Headquarters Detachment 741st Ordnance Battalion, the Washington Youth Challenge Academy, and Central Kitsap Fire and Rescue. The heating, ventilation, and air conditioning system is original to the building and at the end of its lifespan. Several maintenance repairs have been done, but the system is now too old and outdated to sustain.

This project includes the removal and replacement of an HVAC system for Building 3 at the Bremerton Readiness Center. The replacement system will be more energy-efficient and provide modern internet connected controls and monitoring software.

The project total cost is \$1,251,000, with 37 percent (\$317,520) eligible for reimbursement by the National Guard Bureau and a 63 percent (\$690,480) state share.

Location

City: Bremerton

County: Kitsap

Legislative District: 026

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
001-2	General Fund-Federal	394,000				394,000
	Total	394,000	0	0	0	394,000

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	857,000				857,000
	Total	857,000	0	0	0	857,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000405

SubProject Title: Bremerton Readiness Center Building 3 HVAC Replacement

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

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

Operating Impacts

No Operating Impact

Narrative

This project repairs a current facility with no significant changes to the operating budget.

SubProject Number: 40000407

SubProject Title: Spokane Readiness Center HVAC System Replacement

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000407

SubProject Title: Spokane Readiness Center HVAC System Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

Replacing the heating, ventilation, and air conditioning (HVAC) system components for the Spokane Readiness Center will extend the facility's useful life for the Washington Army National Guard. The project is estimated to cost \$1,470,000 with a partial reimbursement by the National Guard Bureau and a 50 percent state match requirement of \$735,000.

Project Description

The Spokane Readiness Center is 18 years old. The original heating, ventilation, and air conditioning (HVAC) system is at the end of its useful life and can no longer efficiently serve the facility. This project includes replacing the HVAC components and infrastructure, including the air handlers, condensing units, chiller and boiler units, variable air volume equipment, exhaust fans, compressors, ducting, and registers. The project will provide a more energy-efficient HVAC system for the 60,399-square-foot building.

The cost is estimated to be \$1,470,000. The project is eligible for 50 percent reimbursement by the National Guard Bureau with a 50% state match requirement. The department requests \$735,000 of federal spending authority and \$735,000 in state funding to complete the project in biennium 2025-27. If not funded, the current system may fail altogether, making the facility unusable for the Washington Army National Guard.

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	735,000				735,000
	Total	735,000	0	0	0	735,000

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	735,000				735,000
	Total	735,000	0	0	0	735,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000407

SubProject Title: Spokane Readiness Center HVAC System Replacement

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
Total		0	0	0	0

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

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

SubProject Number: 40000378

SubProject Title: Joint Base Lewis McChord 6224 Exterior Sustainment

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

Repairing and resealing the exterior surface of the Aviation Readiness Center on Joint Base Lewis=McChord will preserve the facility and prevent further structural damage due to water penetration. This project is partially reimbursable by the National Guard Bureau with a 50 percent state match requirement.

Project Description

The Aviation Readiness Center, building 6224 on Joint Base Lewis-McChord, is 13 years old. Its exterior has minor damage, such as cracks and chips on roughly half of it, especially around windows and drains. This project will repa and reseal all exterior surfaces.

The project is estimated to cost \$548,000 and is partially reimbursable by the National Guard Bureau with a 50 percent state match requirement. The department plans to complete the project in fiscal year 2026.

If not funded, the exterior of the building will continue to degrade due to water penetration, leading to possible structural failure.

Location

City: Tacoma

County: Pierce

Legislative District: 006

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

Project Type

SubProject Number: 40000378

SubProject Title: Joint Base Lewis McChord 6224 Exterior Sustainment

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	411,000				411,000
	Total	411,000	0	0	0	411,000

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	137,000				137,000
	Total	137,000	0	0	0	137,000

Future Fiscal Periods

	2027-29	2029-31	2031-33	2033-35
001-2 General Fund-Federal				
Total	0	0	0	0

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

None

SubProject Number: 40000400

SubProject Title: Snohomish Readiness Cent MOV and POV Parking Preservation/Repair

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000400

SubProject Title: Snohomish Readiness Cent MOV and POV Parking Preservation/Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$352,000 in state funding and \$352,000 in federal spending authority to repair the paved organizational and personal parking lots at the Snohomish Readiness Center.

Project Description

The Snohomish Readiness Center's parking lot areas are uneven and cracked, causing tripping hazards and mobility problems on drill weekends and during annual training. This project will include grinding, regrading, laying new asphalt and striping the area for the personal vehicle and organizational parking areas. It will also include stormwater system repairs and exterior lighting installation to improve visibility and security.

The total cost is \$704,000, of which \$352,000 is eligible for reimbursement by the National Guard Bureau, with a \$352,000 state match requirement.

Location

City: Snohomish

County: Snohomish

Legislative District: 002

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	352,000				352,000
	Total	352,000	0	0	0	352,000

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	352,000				352,000
	Total	352,000	0	0	0	352,000

Future Fiscal Periods

Acct Code	Account Title	2027-29	2029-31	2031-33	2033-35
		001-2	General Fund-Federal	0	0
	Total	0	0	0	0

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000400

SubProject Title: Snohomish Readiness Cent MOV and POV Parking Preservation/Repair

	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

None

SubProject Number: 40000399

SubProject Title: Montesano Readiness Center MOV Parking Area Re-paving

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$188,000 in state funding and \$188,000 in federal spending authority to repair the paved organizational parking lot at the Montesano Readiness Center.

Project Description

The organizational parking lot area at the Montesano Readiness Center is uneven and cracked, causing tripping hazards and mobility problems on drill weekends and annual training. This project will include grinding, regrading, laying new asphalt, and striping the area for military vehicle parking.

The total cost is \$376,000, of which \$188,000 is eligible for reimbursement by the National Guard Bureau, with a \$188,000 state match requirement.

Location

City: Montesano

County: Grays Harbor

Legislative District: 003

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000399

SubProject Title: Montesano Readiness Center MOV Parking Area Re-paving

<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>Reapprops</u>	<u>New Approps</u>
001-2	General Fund-Federal	188,000				188,000
	Total	188,000	0	0	0	188,000

<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>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	188,000				188,000
	Total	188,000	0	0	0	188,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		<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

None

SubProject Number: 40000398

SubProject Title: Kent Readiness Center MOV Parking Lot Repair

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000398

SubProject Title: Kent Readiness Center MOV Parking Lot Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$71,000 in state funding and \$211,000 in federal spending authority to repair the paved organizational parking lot at the Kent Readiness Center.

Project Description

The current condition of the organizational parking lot area at the Kent Readiness Center is not only a safety concern but also significantly hampers the daily operations during drill weekends and annual training. This project, which includes grinding, regrading, laying new asphalt, and striping the area for military vehicle parking, is crucial for maintaining the efficiency of our operations.

The total cost is \$282,000, of which \$211,000 is eligible for reimbursement by the National Guard Bureau, with a \$71,000 state match requirement.

Location

City: Kent

County: King

Legislative District: 009

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	211,000				211,000
	Total	211,000	0	0	0	211,000

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	71,000				71,000
	Total	71,000	0	0	0	71,000

Future Fiscal Periods

Acct Code	Account Title	2027-29	2029-31	2031-33	2033-35
		001-2	General Fund-Federal	0	0
	Total	0	0	0	0

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000398

SubProject Title: Kent Readiness Center MOV Parking Lot Repair

	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

None

SubProject Number: 40000402

SubProject Title: Moses Lake Readiness Center Parking Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$688,000 in state funding and \$688,000 in federal spending authority to repair the paved personal and organizational parking lots at the Moses Lake Readiness Center.

Project Description

The personal and organizational parking lots at the Moses Lake Readiness Center are uneven and cracked, causing tripping hazards and mobility problems on drill weekends and annual training. Several damaged light fixtures and portions of the fence need repair. This project will include grinding, regrading, laying new asphalt, striping the personal and military vehicle parking lots, replacing broken light fixtures, replacing damaged fencing, and fixing stormwater issues.

The total cost is \$1,376,000, of which \$688,000 is eligible for reimbursement by the National Guard Bureau, with a \$688,000 state match requirement.

Location

City: Moses Lake

County: Grant

Legislative District: 004

Project Type

Facility Preservation (Minor Works)

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000402

SubProject Title: Moses Lake Readiness Center Parking Repair

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	688,000				688,000
	Total	688,000	0	0	0	688,000

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	688,000				688,000
	Total	688,000	0	0	0	688,000

Future Fiscal Periods

	2027-29	2029-31	2031-33	2033-35
001-2 General Fund-Federal				
Total	0	0	0	0

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

None

SubProject Number: 40000382

SubProject Title: Centralia Building 2 Refurbishment

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000382

SubProject Title: Centralia Building 2 Refurbishment

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

This refurbishment project of the Centralia Maintenance Shop will replace damaged elements such as the roof, roll-up doors, ceiling, walls, floors, and lighting to create a safe and secure working environment for the Washington Army National Guard Soldiers.

Project Description

The 75-year-old Centralia Maintenance Shop building is 5,260 square feet and needs significant repairs. Its damaged roof led to a water leak, causing further damage to the interior. The roll-up bay doors are damaged and malfunctioning impeding access for vehicles and large equipment. The interior and exterior lighting is damaged and/or lacking, creating an unsafe work environment and security concerns.

This comprehensive project will replace the damaged roof and ceiling and repair and repaint the interior and exterior walls. It will address all water-damaged aspects of the building, including replacing damaged doors, flooring, and windows and upgrading the old lighting to more energy-efficient options that provide proper illumination.

The project cost is \$860,000 with 50 percent eligible for reimbursement by the National Guard Bureau and a 50 percent state match requirement. The Military Department requests \$430,000 of state funding and \$430,000 in federal spending authority to complete the project during the 2025-27 biennium.

Location

City: Centralia

County: Lewis

Legislative District: 003

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	430,000				430,000
	Total	430,000	0	0	0	430,000

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	430,000				430,000
	Total	430,000	0	0	0	430,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000382

SubProject Title: Centralia Building 2 Refurbishment

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000374

SubProject Title: Camp Murray Buildings 20 and 20B Elevator Repairs

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000374

SubProject Title: Camp Murray Buildings 20 and 20B Elevator Repairs

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$320,000 in state funding to overhaul and modernize the elevators in Camp Murray Buildings 20 and 20B. The elevator is currently functioning, but out-of-order situations and subsequent repair efforts are becoming more frequent. In addition, the elevator is out of compliance because it does not have a door lock monitoring system. This project will be a 100 percent state-funded project.

Project Description

Camp Murray Building 20B was initially constructed in 2001, donated to the Military Department (MIL) by the Washington State Patrol, and moved to Camp Murray in 2008. It is a two-story building with 15,744 square feet housing the MIL State Information Technology Division, MIL Payroll Office, and the MIL Emergency Management Division Public Assistance Section.

Camp Murray Building 20 is a 26-year-old building built in 1998. It is a two-story building with 26,843 square feet housing the Emergency Management Division and the State Emergency Operations Center.

Both buildings have one elevator, each of which received proper servicing from a contracted vendor but is past its useful life. The elevators are deteriorating rapidly, and repair efforts are becoming more frequent and costly. The service vendor for Camp Murray elevators has notified MIL that parts are difficult to find or are no longer available. T strongly recommended an immediate overhaul and upgrade to both elevators to ensure reliable, continued service.

The elevators do not have a door lock monitoring system that prevents the elevator from moving if the elevator door are open or the circuit is faulty. The American Society of Mechanical Engineers (ASME) code A17.3-2015 mandates an elevator door lock monitoring system for all elevators regardless of installation date. Though the state adopted ASME A17.3-2015, it has yet to be enforced. However, the Washington State Department of Labor & Industries is targeting 2024 to begin annual inspections, which will enforce this requirement.

This project is for the overhaul and modernization of the elevators in Camp Murray 20 and 20B to ensure the elevators will support the operational needs of their occupants. The specific scope includes:

- Removal, replacement, and upgrade of the elevators' working components, controls, lighting pumps, etc.
- Installation of elevator door lock monitoring systems as mandated by ASME A17.3-2015.

If this project is not funded, the elevators in buildings 20 and 20B will continue to degrade and not meet functional requirements, significantly impacting its occupants. The building's upper story will not comply with the Americans with Disabilities Act (ADA), impairing the Information Technology Division's ability to move equipment. If the door lock monitoring systems are not installed, the elevators will fail their annual inspection by the state, which may put them out of service.

Completely replacing the elevators would have a substantially higher cost, most likely making the project a capital project instead of a minor works project. This alternative was determined to be non-viable.

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000374

SubProject Title: Camp Murray Buildings 20 and 20B Elevator Repairs

The total project cost is \$398,000. This is a 100 percent state-funded project.

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no impacts. If operational, the sole elevator will provide adequate service for incumbent growth.

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	398,000				398,000
	Total	398,000	0	0	0	398,000
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

No Operating Impact

Narrative

No additional staff or funding required.

SubProject Number: 40000406

SubProject Title: Joint Base Lewis-McChord Building 6224 Repairs

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000406

SubProject Title: Joint Base Lewis-McChord Building 6224 Repairs

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

Repairing and resealing the exterior of the Aviation Readiness Center on Joint Base Lewis-McChord will ensure the facility remains structurally sound. This project is partially reimbursed by the National Guard Bureau with a 50 percent state match requirement.

Project Description

The Aviation Readiness Center, building 6224, on Joint Base Lewis McChord, is 13 years old. Its exterior has minor damage, such as cracks and chips on roughly half of it, especially around windows and drains. This project will repair and reseal all exterior surfaces.

The project is estimated to cost \$548,000 and is partially reimbursable by the National Guard Bureau with a 50 percent state match requirement. The department plans to complete the project in fiscal year 2026.

If not funded, the exterior of the building will continue to degrade due to water penetration, leading to possible structural failure.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	469,000				469,000
	Total	469,000	0	0	0	469,000

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	157,000				157,000
	Total	157,000	0	0	0	157,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000406

SubProject Title: Joint Base Lewis-McChord Building 6224 Repairs

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

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

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

SubProject Number: 40000373

SubProject Title: Camp Murray Buildings 17 and 18 HVAC Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military department requests federal spending authority to replace the the heating, ventilation, and cooling system in buildings 17 and 18 on Camp Murray.

Project Description

Buildings 17 and 18 on Camp Murray are utilized as the Joint Operations Center for the Washington National Guard. The buildings are adjacent to each other in a restricted access area. The heating, ventilation, and cooling (HVAC) systems are over 20 years old. They have had minor repairs, but the HVAC system is outdated and can no longer efficiently support the facility’s needs for full-time staff.

This project includes the removal and replacement of the HVAC components and infrastructure of both buildings. Th cost is estimated at \$400,000 and fully funded by the National Guard Bureau with no state match requirement. The department requests federal spending authority to complete the project in fiscal year 2026.

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

Project Type

SubProject Number: 40000373

SubProject Title: Camp Murray Buildings 17 and 18 HVAC Replacement

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	469,000				469,000
	Total	469,000	0	0	0	469,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

SubProject Number: 40000380

SubProject Title: Yakima Training Center 872 Parking Repair

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

The Military Department requests \$610,000 of federal spending authority to repair and repave the military vehicle parking area near building 872 at the Yakima Training Center.

Project Description

The organizational parking lot at the Yakima Training Center near building 872 has cracked, uneven, and worn asphalt due to extensive use by large military vehicles. This project includes grinding, refilling, and relaying asphalt or flexible paving and restriping the 3000-square-yard parking area. The project is estimated to cost \$610,000 and is eligible for full reimbursement by the National Guard Bureau. The department requests federal spending authority to complete the project during the 2025-27 biennium.

Location

City: Yakima

County: Yakima

Legislative District: 004

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

Project Type

SubProject Number: 40000380

SubProject Title: Yakima Training Center 872 Parking Repair

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropr
001-2	General Fund-Federal	610,000				610,000
	Total	610,000	0	0	0	610,000

Future Fiscal Periods

Acct Code	Account Title	2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	0	0	0	0
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 40000379

SubProject Title: Yakima Training Center 872 HVAC & Water Heater Replacement

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000379

SubProject Title: Yakima Training Center 872 HVAC & Water Heater Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 9

Project Summary

This project includes the replacement of the heating, ventilation, and air conditioning (HVAC) and water heating systems and components for building 872 at the Yakima Training Center. The project is estimated to cost \$469,000 and is fully funded by the National Guard Bureau with no state match requirements.

Project Description

Building 872 at the Yakima Training Center is 29 years old and home to Detachment 1, Company D of the 898th Brigade Engineer Battalion. The HVAC and water heating systems and components are largely original and beyond their useful life. Repairs to failing components have exceeded the capabilities of department maintenance and/or specialty parts are no longer available. This project includes the replacement of these systems to more energy efficient models designed to meet the performance requirements of the 5785 square foot facility.

The project is fully funded by the National Guard Bureau with no state match requirement. It is estimated to cost \$469,000. The department requests federal spending authority to complete the project during the 2025-27 biennium

Location

City: Yakima

County: Yakima

Legislative District: 004

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropr	New Approps
001-2	General Fund-Federal	469,000				469,000
	Total	469,000	0	0	0	469,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 2:31PM

Project Number: 40000346

Project Title: Minor Works Preservation 2025-27 Biennium

SubProjects

SubProject Number: 40000379

SubProject Title: Yakima Training Center 872 HVAC & Water Heater Replacement

Narrative

None

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	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000346	40000346
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

MIL 25-27 Capital Budget Request

MINOR WORKS: PRESERVATION

Priority	Planned FFY (Design / Const.)	Federal PN	State PN	LOCATION	DESCRIPTIVE TITLE	TOTAL ESTIMATE*	FUNDING SHARES		Comments
							001 Federal	057 State	
1	FFY 25 Des/ FFY 26 Const	53230028	40000371	Buckley RC	Roof/Gutter Downspout Repair	\$ 392,000	\$ 196,000	\$ 196,000	
2	FFY 25 Des/ FFY 26 Const	53230035	40000396	Geiger Field Bldg 300	Re-roof and HVAC Replacement	\$ 1,438,000	\$ 719,000	\$ 719,000	
3	FFY 25 Des/ FFY 26 Const	53230039	40000376	Grandview RC	Roof Downspout and POV Parking Repair	\$ 1,032,000	\$ 516,000	\$ 516,000	
4	FFY 26 Des/ FFY 27 Const	53190014	40000375	Ephrata RC	Roof Downspout Repair	\$ 470,000	\$ 235,000	\$ 235,000	
5	FFY 25 Des/ FFY 26 Const	53230027	40000393	Buckley RC	Restroom Restoration	\$ 564,000	\$ 282,000	\$ 282,000	
6	FFY 25 Des/ FFY 26 Const	53240002	40000377	Grandview RC	Toilet/Sewer Repair	\$ 470,000	\$ 235,000	\$ 235,000	
7	FFY 25 Des/ FFY 26 Const	53230037	40000397	Geiger Field Bldg 301	HVAC Sustainment and Interior Restoration	\$ 1,172,000	\$ 586,000	\$ 586,000	
8	FFY 26 Des/ FFY 27 Const	53200016	40000408	Yakima RC	HVAC System Replacement	\$ 1,376,000	\$ 688,000	\$ 688,000	
9	FFY 26 Des/ FFY 27 Const	53200039	40000395	Camp Murray Bldg 32	HVAC System Replacement	\$ 1,439,000	\$ 1,407,000	\$ 32,000	
10	FFY 25 Des/ FFY 26 Const	53200027	40000405	Bremerton RC	HVAC System Replacement	\$ 1,251,000	\$ 394,000	\$ 857,000	
11	FFY 25 Des/ FFY 26 Const	53200047	40000407	Spokane RC	HVAC System Replacement	\$ 1,470,000	\$ 735,000	\$ 735,000	
12	FFY 26 Des/ FFY 27 Const	53190029	40000378	JBLM ARC	Building Exterior Sustainment	\$ 548,000	\$ 411,000	\$ 137,000	
13	FFY 26 Des/ FFY 27 Const	53220005	40000400	Snohomish RC	Parking Lot Repairs (POV & MOV)	\$ 704,000	\$ 352,000	\$ 352,000	
14	FFY 26 Des/ FFY 27 Const	53230045	40000399	Montesano RC	Parking Lot Repair (MOV)	\$ 376,000	\$ 188,000	\$ 188,000	
15	FFY 26 Des/ FFY 27 Const	53190019	40000398	Kent RC	Parking Lot Repair (MOV)	\$ 282,000	\$ 211,000	\$ 71,000	
16	FFY 26 Des/ FFY 27 Const	53230098/48	40000402	Moses Lake RC	Parking Lot Repairs (POV & MOV)	\$ 1,376,000	\$ 688,000	\$ 688,000	
17	FFY 25 Des/ FFY 26 Const	53230030	40000382	Centralia Bldg 2	Refurbishment	\$ 860,000	\$ 430,000	\$ 430,000	
18	FFY 25 Des/ FFY 26 Const	100% State	40000374	Camp Murray Bldg 20 & 20B	Elevator Sustainment	\$ 398,000	\$ -	\$ 398,000	
19	FFY 26 Des/ FFY 27 Const	53230074	40000406	JBLM ARC	Auditorium Sustainment	\$ 626,000	\$ 469,000	\$ 157,000	
20	FFY 25 Des/ FFY 26 Const	53200055	40000373	Camp Murray Bldg 17 and 18	HVAC System Replacement	\$ 469,000	\$ 469,000		
21	FFY 26 Des/ FFY 27 Const	53230081	40000380	YTC Bldg 872	MOV Parking Repair	\$ 610,000	\$ 610,000		
22	FFY 25 Des/ FFY 26 Const	53230080	40000379	YTC Bldg 872	HVAC System and Water Heater Replacement	\$ 469,000	\$ 469,000		

* Total Estimate includes design, construction, salaries, tax, travel, etc... TOTAL!

Totals: \$ 17,792,000 \$ 10,290,000 \$ 7,502,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

Description

Starting Fiscal Year: 2027
Project Class: Preservation
Agency Priority: 12

Project Summary

To meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG) the Military Department requests state funding and federal spending authority to renovate buildings 500 and 501 at the Redmond WAARNG site to create a completely functional Readiness Center.

Project Description

Readiness Centers serve as critical infrastructure for the basic functioning of our society. When any crisis, whether no-notice emergencies or anticipated events, overwhelms local resources, the Washington National Guard fills unique and critical roles in an immediate and effective response. First organized in 1855, the Washington National Guard has a long history of serving our communities. The fundamental obligation has stayed the same, but the tools and types of missions have modernized as society has become more interconnected and technologically advanced. Functional Readiness Centers in strategic locations are the standard to fulfill the WAARNG mission to protect lives and property. Readiness Centers serve as training grounds, distribution points, command and control hubs, staging bases for first responders, and shelter and vital service hubs for displaced civilians during emergencies. A modern Readiness Center is equipped with flexible training classrooms that support online training, critical equipment depots, secure and conditioned storage areas for sensitive equipment, family and community support areas, physical training areas, male and female bathroom and shower areas, and adequate administrative areas, all to support soldiers in achieving their highest performance capacity.

The Redmond WAARNG site does not have a facility that meets the space and functionality requirements of a modern-day Readiness Center per the National Guard Facility Allowance and Requirements. Building 500 was designed as a General Instruction (training) and Billeting (lodging) building in 1954 and Building 501 was designed as a medium-sized armory per 1967 standards. Neither facility has had a significant preservation or renovation project, leaving several components, surfaces, and infrastructure in poor or failing condition.

The Army NGB utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and function or mission capability (F), with a numbered rating of 1 = good (green), 2 = fair (amber), 3= poor (red), and 4 = failing (black). Building 500 is rated Q4 and F4, both failing and Building 501 is rated Q3 and F3, both poor. The condition of these buildings and the lack of functionality severely hampers the WAARNG's ability to complete its mission.

The Redmond WAARNG site is located in a dense residential area and serves a community of 600,000 people within a 20-mile radius or 800,000 people within a 30-mile radius, based on data from the American Community Survey (May 2023). It is located in a geographically diverse area; thus, the WAARNG's long-term plans are to maintain the Redmond Readiness Center for its strategic value for mobilization and deployment to support civil authorities. There is no plan for divestment.

The Military Department requests the following sub-projects to create a complete and fully functional Readiness Center able to support the modern-day WAARNG:

40000362Redmond Building 500 Renovation

Total cost \$7,516,000 (\$6,285,000 federal and \$1,231,000 state)

Scope: Replace the roof and heating, ventilation, and air conditioning (HVAC) system. Renovate the interior to provide a learning center (modular classrooms), physical fitness area, women's and men's locker room, showers and restrooms, administrative office space, maintenance and storage closet, mechanical and electrical room, and a technology and telecom closet. Replace all fluorescent lighting with energy-efficient LED lighting and repair damaged walls.

40000363Redmond Building 501 Renovation

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

Description

Total cost \$6,875,00 (\$5,703,000 federal and \$1,172,000 state)

Scope: Replace the roof and HVAC system. Renovate the interior to provide a multi-purpose training area (assembly hall), learning center (modular classrooms), women's and men's locker room, showers, and restrooms, administrative office space, a kitchen and break area, secure heated and unheated storage to include an arms vault, maintenance and storage closet, mechanical and electrical room, and a technology and telecom closet. Replace all fluorescent lighting with energy-efficient LED lighting and repair damaged walls.

Based on the buildings' age, it is appropriate to assume they have lead-based paint (LBP) and asbestos-containing materials (ACM). The presence of either or both requires adherence to local, state, and federal regulatory requirements for abatement and disposal.

In alignment with the WAARNG's site development plan for the Redmond site, future projects include:

- Roof replacements for storage buildings,
- Privately owned vehicle (POV) parking expansion and
- Improvement of anti-terrorism force protection of the perimeter fence and the main entry gate.

The current drilling strength for the three detachments is 138 Soldiers with ten authorized full-time personnel. The renovation and space analysis planning was based on a 150-company-size unit to allow for some growth. Still, the lot size and limited available space restrict additional expansion to accommodate further development at this site.

If this project is not approved for funding, the functional spaces and building components will continue to degrade, further impacting the WAARNG readiness and minimizing their capabilities to support any state emergencies and federal missions. The WAARNG has a readiness center space deficit of 502,949 square feet, per NGB space allowance guidelines, and an aging facility inventory in which most buildings are over 40 years old. This causes units across the state to operate in cramped and outdated facilities that do not meet the current functional requirements of our modern-day National Guard. If this facility fails completely, the units would be displaced to other overpopulated sites in the Puget Sound area and potentially separated from their equipment and supplies. This would directly impair their ability to respond to emergencies and hamper the surrounding units' ability due to even more significant overcrowding.

Renovating buildings 500 and 501 to create a complete readiness center at the Redmond site that meets the current functional space requirements is the only cost-effective alternative with a high probability of receiving federal funding through the Federal Restoration Project Funding competition. These projects utilize a combination of 100% federal funding for the modernization scope and 75% federal funding with a 25% state match requirement for the sustainment and restoration work. Overall, the cost-sharing scheme will maximize the federal funding available for the project.

Alternatives like new construction or leasing are more expensive and require longer lead time for site selection, planning, approvals, and funding. Locating a lease site sized appropriately to meet NGB requirements and the requisite security is nearly impossible. New construction requires the purchase of land at the state's expense and competition nationally for federal funding, which has a timeline of over ten years and minimal chance of success with the current scoring model.

Location

City: Redmond

County: King

Legislative District: 007

Project Type

Remodel/Renovate/Modernize (Major Projects)

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

Description

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	11,989,000				649,000
057-1	State Bldg Constr-State	2,403,000				127,000
	Total	14,392,000	0	0	0	776,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	6,225,000	5,115,000		
057-1	State Bldg Constr-State	1,225,000	1,051,000		
	Total	7,450,000	6,166,000	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

SubProjects

SubProject Number: 40000362

SubProject Title: Redmond Building 500 Interior Renovation, HVAC and Roof

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

SubProjects

SubProject Number: 40000362

SubProject Title: Redmond Building 500 Interior Renovation, HVAC and Roof

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 12

Project Summary

To meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG), the Military Department requests state funding and federal spending authority to replace the roof and heating, ventilation and air conditioning system, and renovate building 500 as a partial Readiness Center at the Redmond WAARNG site.

Project Description

Designed initially as a General Instruction (training) and Billeting (lodging) building in 1954, the Redmond Building 500 is 70 years old. It needs renovation to meet the partial mission requirements of three Washington Army National Guard (WAARNG) detachments that occupy this building and the adjacent Building 501. Upon completion of this project and the renovation of Building 501, the two buildings will create a single Readiness Center per National Guard Bureau (NGB) standards.

This project includes removing and replacing the roof and heating, ventilation, and air conditioning (HVAC) system and interior renovation of an estimated 7,600 square feet (SF) of the 12,413 SF building. Through functional space conversion and renovation, this project will convert the building into a partial Readiness Center that meets NGB requirements.

The specific project scope, as discussed and validated with stakeholders (particularly the units stationed at this site), includes:

- Replacement of approximately 13,000 SQ FT of the standing seam metal roof with equal or better quality and durability, repair or replacement of all gutters, downspouts, underlayment, and structural components necessary to provide a complete roof system.
- Remove and replace the failing HVAC system with a modern, energy-efficient system that includes all necessary electrical (low-voltage infrastructure), plumbing, energy management components, and devices.
- Conversion of billeting rooms into 1,425 SQ FT of administrative office space
- Conversion of a library/instructor room to increase the multi-purpose space by 600 SQ FT.
- Conversion of 1300 SQ FT of classroom space to expand the 400 SQ FT Learning Center to 1700 SQ FT, complete with modern-day information technology (IT) and audio-visual capabilities.
- Conversion of remaining classroom space and staff rooms to create a women's and men's locker room.
- Creation of a maintenance and storage closet, mechanical and electrical room, and telecom and IT closet.
- Replacement of fluorescent lighting with energy-efficient LED lighting.
- Repair or replacement of all worn and damaged flooring, doors, windows, wall and ceiling surfaces.
- Replacement of all surfaces, fixtures, and partitions in the 863 SQ FT restrooms, showers, and 400 SQ FT physical fitness area.

As the building was built in 1954, it is appropriate to assume it has lead-based paint (LBP) and asbestos-containing materials (ACM). The presence of either or both requires adherence to local, state, and federal regulatory requirements for abatement and disposal.

This project is phased across two biennia. The design phase is planned for fiscal year 2027, with construction in 2028 followed by a renovation project of building 501 to create a complete and modern readiness center. The total project funding requirement is \$7,516,000, with a federal share of \$6,285,000 and a state match requirement of \$1,231,000. Therefore, the department requests the design portion only for this biennium: \$649,000 of federal spending authority and \$127,000 of state funding.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

SubProjects

SubProject Number: 40000362

SubProject Title: Redmond Building 500 Interior Renovation, HVAC and Roof

Location

City: Redmond

County: King

Legislative District: 007

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	6,285,000				649,000
	Total	6,285,000	0	0	0	649,000

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	1,231,000				127,000
	Total	1,231,000	0	0	0	127,000

Future Fiscal Periods

		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	5,636,000			
	Total	5,636,000	0	0	0

Future Fiscal Periods

		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	1,104,000			
	Total	1,104,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

SubProjects

SubProject Number: 40000363

SubProject Title: Redmond Building 501 Interior Upgrade, HVAC and Roof Replacement

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

SubProjects

SubProject Number: 40000363

SubProject Title: Redmond Building 501 Interior Upgrade, HVAC and Roof Replacement

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 12

Project Summary

To meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG), the Military Department requests state funding and federal spending authority to replace the roof and heating, ventilation and air conditioning system, and renovate building 501 as a partial Readiness Center at the Redmond WAARNG site.

Project Description

Constructed as a medium-sized armory in 1954 to support a community of less than 100,000 people, the Redmond Building 501 needs renovation to meet the partial mission requirements of three Washington Army National Guard (WAARNG) detachments that occupy this building and the adjacent Building 500. Upon completion of this project and the renovation of Building 500, the two buildings will create a single Readiness Center per National Guard Bureau (NGB) standards.

This renovation project will have the following project scope as discussed and validated with stakeholders (particularly the units stationed at the site):

Replace approximately 10,000 SQ FT of the standing seam metal roof with a roof of equal or greater quality and durability, and repair or replace all gutters, downspouts, underlayment, and structural components necessary to provide a complete roof system.

The routinely failing boiler system will be replaced with a modern, energy-efficient heating, ventilation, and cooling (HVAC) system, including all necessary electrical (low-voltage infrastructure), plumbing, energy management components, and devices.

Convert functional spaces to minimize deficiencies and maximize space usage per National Guard guidelines as follows:

From Distance Learning Center (classrooms) to Multi-Purpose Training Area (assembly hall) (873 SQ FT)

From Classroom to Heated Storage (611 SQ FT)

From Office to Break/Vending Space (309 SQ FT)

From Office to Heated Storage (290 SQ FT)

From Classroom to Heated Storage (482 SQ FT)

From Supply (444 SQ FT) to Vault (667 SQ FT)

From Mess Hall/Day Room to Locker Room Space (899 SQ FT)

Alter functional spaces to minimize functional deficiencies and maximize space usage:

Multi-Purpose Training Area (350 SQ FT)

Kitchen (200 SQ FT)

Break/Vending Space (309 SQ FT)

Men's and Women's Restrooms (517 SQ FT)

Basic Administrative Space (500 SQ FT)

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

SubProjects

SubProject Number: 40000363

SubProject Title: Redmond Building 501 Interior Upgrade, HVAC and Roof Replacement

- Office Space (550 SQ FT)
- Arms Vault (156 SQ FT)
- Heated Storage (1,606 SQ FT)
- Locker Room Space (899 SQ FT)
- All maintenance/storage, mechanical/electrical, telecom/IT, and circulation (hallway) space

Repair or replace approximately 6,450 SQ FT of the building surfaces, structures, infrastructure, and utilities. This work includes but is not limited to:

- Repair and paint walls.
- Replace the T-bar and acoustical tile system.
- Replace worn/damaged flooring and all restroom surfaces, fixtures, and partitions.
- Replace fluorescent lighting with energy-efficient LED lighting.
- Repair, replace, or repaint all the interior and exterior doors and door hardware, windows, trim, and cove base.

As the building was built in 1967, it is appropriate to assume it has lead-based paint and asbestos-containing materials. The prime contractor awarded this project shall be responsible for meeting OSHA requirements (federal and state) and adhering to local, state, and federal regulatory requirements for abatement and disposal of hazardous materials.

The total project funding requirement is \$6,875,000, with \$5,703,000 reimbursable by NGB and a state match of \$1,172,000. The design phase is projected for the state fiscal year (SFY) 2028, with construction in SFY 2029. This project will move into construction after the completion of construction and the occupation of personnel in Building 500. This schedule will ensure adequate swing space at the site so the units can continue their mission while renovating the two buildings.

Location

City: Redmond

County: King

Legislative District: 007

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	5,704,000				
Total		5,704,000	0	0	0	0

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:41AM

Project Number: 40000403

Project Title: Redmond Readiness Center (500 and 501) Renovation

SubProjects

SubProject Number: 40000363

SubProject Title: Redmond Building 501 Interior Upgrade, HVAC and Roof Replacement

<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 Appropr</u>
057-1	State Bldg Constr-State	1,172,000				
	Total	1,172,000	0	0	0	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal	589,000	5,115,000			
	Total	589,000	5,115,000	0	0	
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	121,000	1,051,000			
	Total	121,000	1,051,000	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant 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	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000403	40000403
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 Military Department
Project Name	Redmond Bldg 500 Interior Renovation, HVAC and Roof Replacement
OFM Project Number	40000362

Contact Information

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

Statistics

Gross Square Feet	12,413	MACC per Gross Square Foot	\$390
Usable Square Feet	10,551	Escalated MACC per Gross Square Foot	\$437
Alt Gross Unit of Measure			
Space Efficiency	85.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.17%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Redmond
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-26	Design End	December-26
Construction Start	July-27	Construction End	September-28
Construction Duration	14 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$6,722,758	Total Project Escalated	\$7,516,825
		Rounded Escalated Total	\$7,517,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$777,000
Next Biennium			\$6,740,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$446,934		
Extra Services	\$0		
Other Services	\$200,797		
Design Services Contingency	\$64,773		
Consultant Services Subtotal	\$712,504	Consultant Services Subtotal Escalated	\$776,925

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,838,508	Maximum Allowable Construction Cost (MACC) Escalated	\$5,425,903
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$483,851		\$542,591
Non-Taxable Items	\$0		\$0
Sales Tax	\$548,243	Sales Tax Escalated	\$614,800
Construction Subtotal	\$5,870,602	Construction Subtotal Escalated	\$6,583,294

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$112,071		
Other Project Admin Costs	\$27,581		
Project Administration Subtotal	\$139,652	Project Administration Subtotal Escalated	\$156,606

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

Project Cost Estimate			
Total Project	\$6,722,758	Total Project Escalated	\$7,516,825
		Rounded Escalated Total	\$7,517,000

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2024

Agency	Washington Military Department
Project Name	Redmond Bldg 501 Interior Renovation, HVAC & Roof Replacement
OFM Project Number	40000363

Contact Information

Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics

Gross Square Feet	9,149	MACC per Gross Square Foot	\$482
Usable Square Feet	8,234	Escalated MACC per Gross Square Foot	\$552
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.26%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Redmond
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	October-26	Design End	June-27
Construction Start	January-28	Construction End	June-29
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$6,042,748	Total Project Escalated	\$6,890,324
		Rounded Escalated Total	\$6,890,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$6,890,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$410,700		
Extra Services	\$0		
Other Services	\$184,518		
Design Services Contingency	\$59,522		
Consultant Services Subtotal	\$654,740	Consultant Services Subtotal Escalated	\$724,824

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,413,600	Maximum Allowable Construction Cost (MACC) Escalated	\$5,050,483
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$441,360		\$505,049
Non-Taxable Items	\$0		\$0
Sales Tax	\$500,111	Sales Tax Escalated	\$572,277
Construction Subtotal	\$5,355,071	Construction Subtotal Escalated	\$6,127,809

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$19,938		
Other Project Admin Costs	\$13,000		
Project Administration Subtotal	\$32,938	Project Administration Subtotal Escalated	\$37,691

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

Project Cost Estimate			
Total Project	\$6,042,748	Total Project Escalated	\$6,890,324
		Rounded Escalated Total	\$6,890,000

REDMOND



17230 NE 95th St., Redmond, WA 98052 | State District 45 | Congressional District 1 | Lat/Long 47.6857/-122.1104

Located inside the city limits of Redmond (population 73,256) in King County, the site serves as home to Det 1, 39th Military Police Company; Det 1, Co A, 3D Battalion 161st Infantry Regiment; and Det 2, 792nd CM.

COMMUNITY



Redmond shares space with the community through a lease agreement with

InSights Training Center (approximately 24 hours/year). The site also provides space for free to the Civil Air Patrol Youth in Cadet Program (approximately 80 hours/month).

RECRUITING & RETENTION

DEMOGRAPHICS.⁴ The total population of ages 18-34 within 30 miles of Redmond is 813,125.

SITE STRENGTHS. None.

SITE WEAKNESSES. The state of the buildings and supporting facilities is below standard. This site does not give a good impression to visitors.

STATIONING

STATIONED UNITS.

- Det 1, 39th Military Police (WP9KA1)
- Det 1, Co A, 3-161st IN (WPAPA1)
- Det 2, 792nd CM (WPSCA2)

MISSION.

- WP9KA1: Provide MP support to an assigned area of operations and execute all MP functions.
- WPAPA1: Close with and destroy enemy forces using fire, maneuver, and shock effect, or to repel his assault by fire and counterattack.
- WPSCA2: Provide chemical, biological, radiological, and nuclear reconnaissance, surveillance and decontamination support.

STRENGTH.¹ Combined, the units have 84 personnel, consisting of 2 officers and 82 enlisted.

FULL TIME SUPPORT. Combined, the units have 4 full-time active guard reserve (enlisted).

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength per site. Because the units located at Redmond are less than 55 Soldiers, these units do not generate any requirements for a readiness center's space allowance. Therefore, readiness centers in this site are counted as excess footprint in RPLANS.

To address the site footprint excess, a company size unit is recommended for future stationing. Future projects for interior renovation will be based on a company size unit analysis and not per current stationed detachments.

SPACE DEFICITS.²

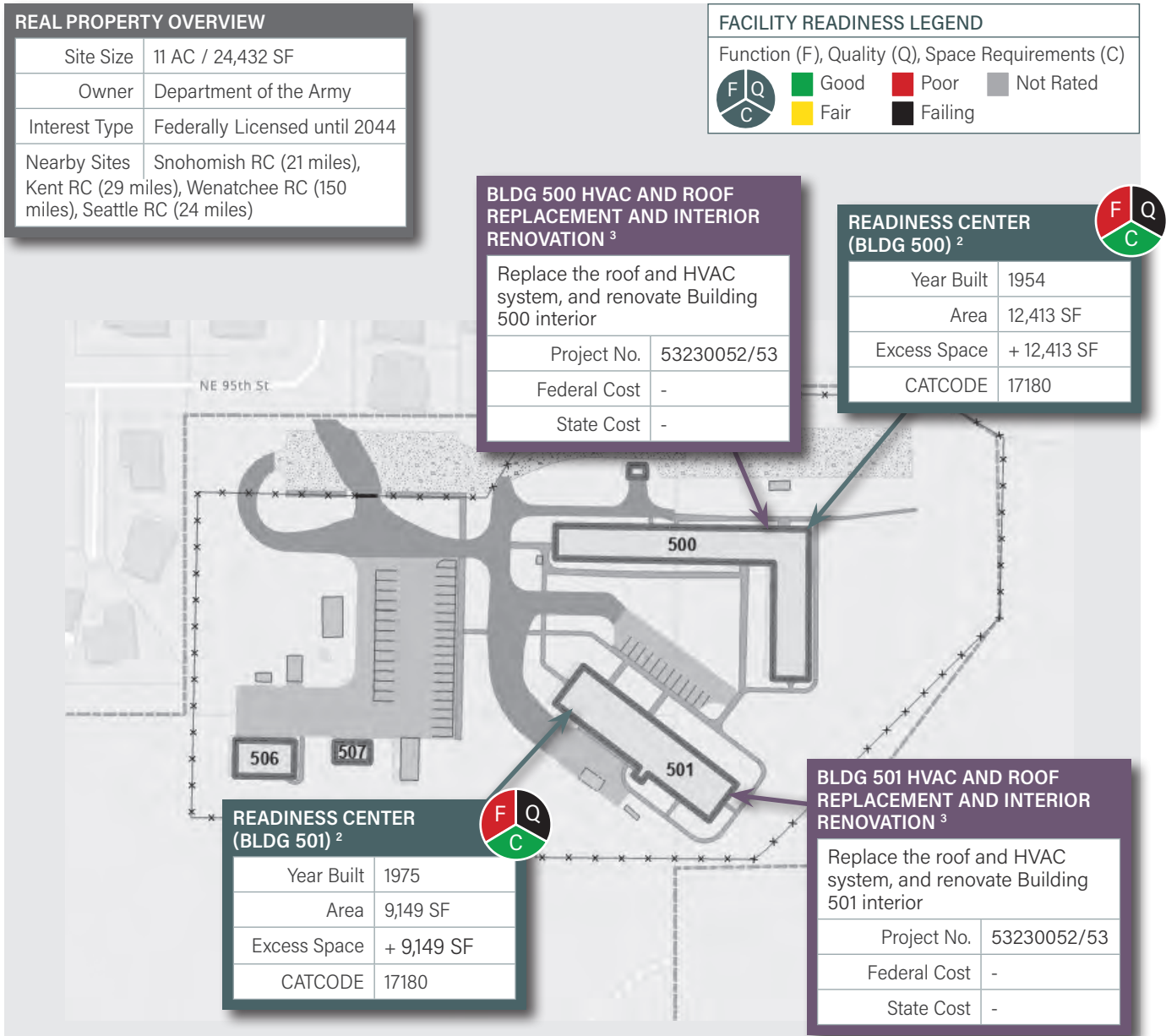
- Vehicle Storage (-5,400 SF)
- MOV Parking Paved (-300 SY)
- Non-Org (-385 SY)

EXCESS SPACE.²

- Readiness Center (+21,562 SF)
- Org Storage (+2,413 SF)
- Admin Building (+457 SF)

(1) ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023; (3) SRM Projects Long Range Construction Plan, 31May2024; (4) American Community Survey, accessed 31May2023

KEY PROJECTS & FACILITIES



REDMOND

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1, 2	53230052/53	Bldg 501 HVAC and Roof Replacement and Interior Renovation	Sustainment	Active
3, 4	53230054/55	Bldg 500 HVAC and Roof Replacement and Interior Renovation	Sustainment	Active
5	53230057	Bldg 506 and 507 Refurbishment	Sustainment	Active
6	53230056	RC Dumpster Enclosure and Main Gate Upgrade	R&M	Active
7	53170129	RC Stryker Vehicle Storage Building	R&M	Active

See [Appendix B – Site Development Plans](#) for location of projects.



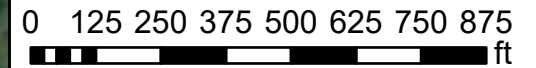
REDMOND SITE DEVELOPMENT PLAN

Site: 53755
Version 12/31/1969

Address: 17230 NE 95th St, Redmond, WA

Scale: 1:4,425

Acreage: 11.31



CFMO SDP Projects

- Demo
- Sustainment
- UMMC/MC
- Energy and Utilities
- R&M
- Other
- Personnel Gate
- Vehicular Gate
- POV Parking Paved
- MOV Parking Paved
- MOV Parking Unpaved
- POV Parking Unpaved
- Future Projects
- Buildings
- Existing Site Boundary

Date Published: 10/26/2023
Imagery Source: ESRI World Basemap
Coordinate System:
NAD83 HARN StatePlane Washington South



This illustrative conceptual plan is not intended as a design document.

Project Information



- Sustainment
- PN 53230055
- Redmond Bldg 500 Roof Replacement & HVAC Upgrade
- Project location: Redmond
- Projected Year:
 - Design:
 - FFY 2026
 - SFY 2027
 - Construction
 - FFY 2027
 - SFY 2028

Scope:

- Estimated Cost is ~ \$1.4M
- Redmond General Instruction (Bldg 500) was built in 1954 and has an area of 12,413 square feet. Currently, the roof is failed/failing in several areas. Additionally, the only temperature control this building has is the boiler system. This project seeks to provide labor and materials for the total replacement of the roof, underlayment and associated structural components, gutters, downspouts, and fascia as well as bringing the HVAC system to current by replacing the boilers with either HVAC package units or a VRF system, including an update of the controls to WAARNG standards. This shall include all electrical, mechanical, plumbing, etc. infrastructure necessary to provide a complete and usable system
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



Current Conditions



Project Information



- R&M
- PN 53230054
- Redmond Bldg 500 Interior Conversion & Upgrade**
- Project location: Redmond
- Projected Year:
 - Design:
 - FFY 2032
 - SFY 2033
 - Construction
 - FFY 2033
 - SFY 2034

Scope:

- **Estimated Cost is ~ \$3M**
- Redmond General Instruction Building (Bldg 50) was built in 1954 and has an area of 12,413 square feet. Currently, the building interior and exterior is aging, and several surfaces, fixtures, and components are either worn/failed/failing or no longer adequately serve the mission of the stationed units. This project is the provision of labor and materials to update all worn/failed/failing components, including but not limited to: building structure and infrastructure, lighting, walls, trim, cove base, paint, flooring, doors and hardware, windows, as well as modernize and update the functional areas to meet the current mission of the Washington Army National Guard. The modernization will include conversion of this building to Readiness Center Space and conversion of the functional areas to minimize functional space deficits calculated for the Redmond site and best support Det 2 792nd Chemical Co and Det 1 39th MP Co. *A Functional Area Analysis is being completed to see how to most effectively utilize the spaces in Bldg 500.*
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



Current Conditions





Current Conditions



Current Conditions





Current Conditions



Current Conditions



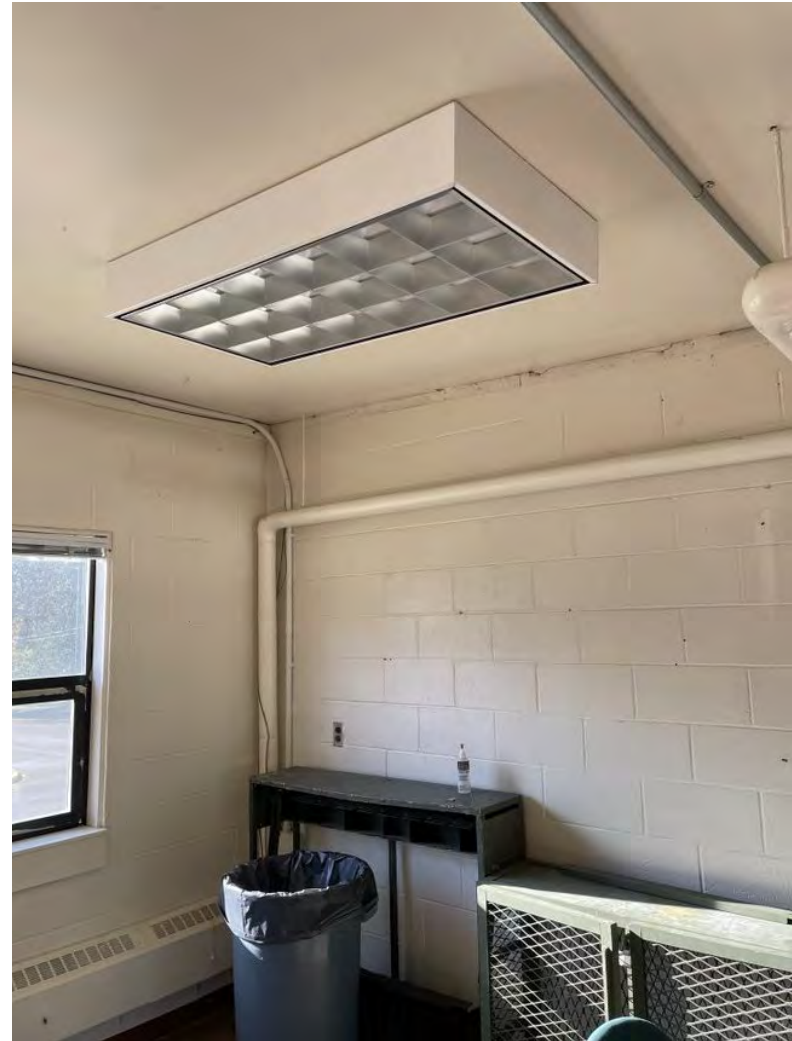


Current Conditions





Current Conditions





Additional Projects

- Stryker Vehicle Storage Building – R&M
- Dumpster Enclosure & Main Gate Upgrade – R&M
- Buildings 506 & 507 Refurbishment - Restoration

Project Information



- Sustainment
- PN 53230053
- Redmond Bldg 501 Roof Replacement & HVAC Upgrade
- Project location: Redmond
- Projected Year:
 - Design:
 - FFY 2025
 - SFY 2026
 - Construction
 - FFY 2026
 - SFY 2027

Scope:

- Estimated Cost is ~ \$1.4M
- Redmond Readiness Center (Bldg 501) was built in 1967 and has an area of 9,149 square feet. Currently, the roof is failed/failing in several areas. Additionally, the only temperature control this building has is the boiler system. This project seeks to provide labor and materials for the total replacement of the roof, underlayment and associated structural components, gutters, fascia and downspouts, as well as bringing the HVAC system to current by replacing the boilers with either HVAC package units or a VRF system, as well as updating the controls to WAARNG standards. This shall include all electrical, mechanical, plumbing, etc. infrastructure necessary to provide a complete and usable system
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



Energy Audit - RC



Redmond RC

Energy Audit - ECM List

ECM Number	ECM Name	Scope	Impacted Equipment	ECM Description	Notes/Comments
ECM-1	HVAC Controls Upgrade	HVAC Controls	Existing Controls	Integrate existing Delta Controls onto Tridium system.	
ECM-2	HVAC Controls Improvements	HVAC Controls	Existing Controls	Improve occupied/unoccupied heating temperature setpoints, schedule, etc.	Evaluate ECM viability after information from data loggers is analyzed.
ECM-3	Boiler Replacement	HVAC	B-1/B-2 + pumps	Replace existing gas boilers and primary/secondary pumps with high efficiency gas condensing boilers and new pumps.	Evaluate variable primary pumping configuration.
ECM-4	MDF ACU Replacement	HVAC	MDF ACU	Replace the split-system DX unit serving the MDF room with new.	Confirm that existing heat pump is not functional. Portable AC unit serving this space was noted during site survey. Aligns with move toward decarbonization. Boiler Replacement ECM is not applicable if pursuing this ECM.
ECM-5	HVAC Electrification	HVAC	B-1/B-2 + perimeter radiators	Demo boilers and radiant baseboard heaters. Install VRF system for heating/cooling and DOAS unit for mechanical ventilation. Provide new HVAC controls.	VRF = variable refrigerant flow DOAS = dedicated outside air unit
ECM-6a	DHW Heater Replacement	DHW	DHW-1	Replace existing water heater with new gas-condensing unit.	
ECM-6b	DHW Electrification	DHW	DHW-1	Replace existing water heater with new heat pump water heater.	Aligns with move toward decarbonization.
ECM-7	Plumbing Fixture Replacement	DHW	Plumbing Fixtures	Replace (6) faucets, (6) toilets, (2) urinals, and (4) showerheads with low-flow alternates.	Existing faucets are 2.0 GPM. Low flow version is 0.5 GPM. Existing toilets are 1.6 GPF. Low flow version is 1.28 GPF. Existing urinals are xxx GPF. Low flow version is 0.125 GPF. Existing shower heads are xxx GPM. Low flow version is 2.0 GPM.
ECM-8	Exterior Lighting Upgrade	Lighting	Exterior Fixtures	Replace existing fixtures with LED where applicable.	Locations include site, parking, and armament area. Some exterior lighting has already been upgraded to LED.
ECM-9	Interior Lighting Upgrade	Lighting	Interior Fixtures	Replace existing 2'x4' T8 troffer fixtures with new LED fixtures.	Confirm removal of downlights and accent lights at office.
ECM-10	Interior Lighting Upgrade	Lighting	Interior Fixtures	Replace existing 2'x4' T8 troffer fixtures with new LED fixtures with LLLC.	Confirm removal of downlights and accent lights at office. LLLC = luminaire level lighting controls
ECM-11	Roof Replacement	Envelope	Roof	Replace existing roof.	Evaluate improving roof insulation to meet current WSEC minimum requirements.
ECM-12	Electric Vehicle Chargers	Renewable	N/A	Add (10) dual-port EV chargers.	Evaluate electrical service upgrade requirements.
ECM-13	Solar Photovoltaics	Renewable	N/A	Evaluate solar PV installation options.	Rooftop option is better suited for Building 501 (less shading than Building 500). Confirm ground-mount is an option. Confirm preference for grid tie-in, battery storage, etc.



Current Conditions



Current Conditions



Project Information



- R&M
- PN 53230052
- Redmond Bldg 501 Interior Upgrade**
- Project location: Redmond
- Projected Year:
 - Design:
 - FFY 2027
 - SFY 2028
 - Construction
 - FFY 2028
 - SFY 2029

Scope:

- **Estimated Cost is ~ \$3M**
- Redmond Readiness Center (Bldg 501) was built in 1957 and has an area of 9,149 square feet. Currently, the building interior and exterior is aging, and several surfaces, fixtures, and components are either worn/failed/failing or no longer adequately serve the mission of the stationed units. This project is the provision of labor and materials to update all worn/failed/failing components, including but not limited to: building structure and infrastructure, lighting, walls, trim, cove base, paint, flooring, doors and hardware, and windows, as well as modernize and update the functional areas to meet the current mission of the Washington Army National Guard. The modernization scope shall encompass the following:
 - Update of the restroom spaces with additional showers and the addition of suitable locker room spaces connected to the showers.
 - Additional vault space to support the 2 units stationed (792nd Chemical and the MP unit) as current vault space is inadequate.
 - Update of the telecommunications and audio/visual systems.
 - If authorized, this project should also seek to identify and construct additional parking.
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



Current Conditions – ISR Comments

- **SITE & GROUNDS:** This facility was previously used as a general instruction building for a regional training center. It is now occupied by 200 personnel as is rated as a readiness center. The building is 59 years old and was not designed as a readiness center.
- Rated red based on location criteria, paved sidewalks in severe state of disrepair.
- mechanical equipment is unscreened and unpainted
- Lack of assembly hall.
- Landscaping is non-existent
- Lack of signage.
- Entrance to the area is located in an established development and the grade into the compound is too steep to accommodate some mission essential training semi-trailers.
- **LOADING DOCK.** No loading dock, one is required.
- **LOBBY.** No lobby, one is required.
- **ISR Ratings: Q3/ 60.79 F3/ 72.17**

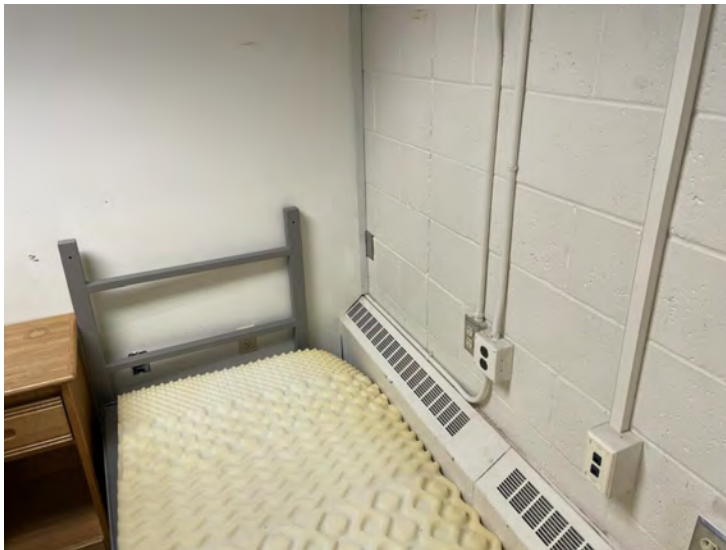


Current Conditions





Current Conditions



Current Conditions





Current Conditions – ISR Comments

- 60+ year old building.
- Windows leak and HVAC has issues of uneven heat.
- Small cracks in foundation and on walls.
- Old roof in direct sunlight. Fascia boards and joints are ill-fitting and need attention.
- Latrines smell even after cleaning and vent fumes back into room. Old fixtures on some toilets and sink faucets drip. More gas returns on heavy use of Drill weekends.
- Window damaged by installation of personal AC window unit.
- Exterior concrete walkways are lifting and posing trip hazards.
- ISR Ratings: **Q4/ 53.86 F4/ 52.82**

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:50AM

Project Number: 40000349

Project Title: Moses Lake Readiness Center Stormwater Repairs

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 13

Project Summary

The Military Department requests state funding and federal spending authority to sustain and repair the Moses Lake Readiness Center's eroding stormwater retention basin and surrounding area to a level that will mitigate and halt any future erosion and repair damage to all affected areas. This project is necessary for the facility to meet the mission requirements and operational needs of the Washington Army National Guard.

Project Description

Situated adjacent to the Grant County International Airport, the Moses Lake Readiness Center (RC) provides significant and strategic logistical advantages for the Washington Army National Guard (WAARNG). The two WAARNG Detachments (Detachment 1, Battery A, 2-146th Field Artillery Regiment; and Detachment 1, Headquarters and Headquarters Battery, 2-146th Field Artillery), with a total strength of 64 Soldiers, have a federal mission to "destroy, neutralize, or suppress the enemy with cannon fire" while their state mission is to "be ready when the Governor calls for mobilization and deployment during state emergencies to augment local jurisdictions and responders in their efforts to protect lives and properties," specifically for the populace within the counties adjacent to the I-90 corridor east of the Cascades. Readiness Centers serve as training grounds, distribution points, command and control hubs, staging bases for first responders, and shelter and vital service hubs for displaced civilians during emergencies.

A recent site assessment identified a significant erosion concern with the stormwater retention basin and surrounding area. The basin is located less than 50 linear feet from the west side of the RC, and the area between it is showing signs of moderate to severe erosion, including asphalt cracking and separation leading up to the building (photos attached). The broken asphalt is a safety risk for personnel at this site, and the continued erosion threatens damage to the RC's foundation.

This project seeks to provide all testing, labor, and materials necessary to repair and stabilize the stormwater retention basin and all associated components and infrastructure at the Moses Lake site. Specific work shall include:

- All required inspections and surveys to fully assess the damage and determine the best course of action
- Removal of damaged asphalt and substrate
- Repair and reinforcement of all affected, damaged, and failing stormwater management components
- Backfilling, compacting, regrading, repaving, and restriping of damaged/removed asphalt areas
- Building structural repairs necessary to mitigate erosion-caused damage

If this project is not funded, the area will continue to erode, escalating damage to the retention basin, the connected stormwater conveyance system, the paved lot, and the foundation of the RC. This will not only cause a significant increase in maintenance and repair efforts and costs but also keep the safety of the RC's occupants at risk, potentially leading to building closure. This project is being requested to ensure that this RC can continue providing the necessary facility infrastructure and utilities to support both the federal and state mission requirements. Moses Lake is in a strategic location supporting nearby WAARNG sites, making this project highly important.

The total project funding requirement is \$2,188,000, with a federal share of \$1,094,000 by the National Guard Bureau (NGB) and a 50 percent state match of \$1,094,000. The project has been submitted and accepted as an authorized project by NGB and is competing to receive federal funding in federal fiscal year (FFY) 2027. Therefore \$113,000 in state funding and \$113,000 federal spending authority is requested this biennium for design.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:50AM

Project Number: 40000349

Project Title: Moses Lake Readiness Center Stormwater Repairs

Description

Location

City: Moses Lake

County: Grant

Legislative District: 004

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	1,094,000				113,000
057-1	State Bldg Constr-State	1,094,000				113,000
	Total	2,188,000	0	0	0	226,000
			Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal	981,000				
057-1	State Bldg Constr-State	981,000				
	Total	1,962,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000349	40000349
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 Military Department
Project Name	Moses Lake Readiness Center Stormwater Repairs
OFM Project Number	40000349

Contact Information

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

Statistics

Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure	Gallon		14,145
Space Efficiency		A/E Fee Class	C
Construction Type	Other Sch. C Projects	A/E Fee Percentage	11.78%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.50%	Location Used for Tax Rate	Moses Lake
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	December-25
Construction Start	April-26	Construction End	April-27
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$2,074,055	Total Project Escalated	\$2,190,295
		Rounded Escalated Total	\$2,190,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$229,000
Next Biennium			\$1,962,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$136,597		
Extra Services	\$0		
Other Services	\$61,370		
Design Services Contingency	\$19,797		
Consultant Services Subtotal	\$217,764	Consultant Services Subtotal Escalated	\$228,615

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,527,761	Maximum Allowable Construction Cost (MACC) Escalated	\$1,611,636
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$152,776		\$163,838
Non-Taxable Items	\$0		\$0
Sales Tax	\$142,846	Sales Tax Escalated	\$150,915
Construction Subtotal	\$1,823,383	Construction Subtotal Escalated	\$1,926,389

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$19,042		
Other Project Admin Costs	\$13,866		
Project Administration Subtotal	\$32,908	Project Administration Subtotal Escalated	\$35,291

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

Project Cost Estimate			
Total Project	\$2,074,055	Total Project Escalated	\$2,190,295
		Rounded Escalated Total	\$2,190,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:53AM

Project Number: 40000350

Project Title: Yakima Readiness Center Repairs

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 14

Project Summary

The Military Department requests state funding and federal spending authority for a major repair project at the Yakima Readiness Center, located near the Yakima Air Terminal on McAllister Field, to meet the mission requirements and operational needs of the Washington Army National Guard 540th Chemical Detachment; 420th Chem Battalion; 941st Field Feeding Team; 941st Quartermaster Field Feeding Team; Det 1, 176th Engineer Company; and Det 5, Recruiting and Retention Battalion.

Project Description

The Yakima Readiness Center (RC) was built in 2001, and several systems are either reaching the end of their useful life, obsolete, or both. The National Guard Bureau (NGB) utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and function or mission capability (F) with a numbered rating of 1 = good (green), 2 = fair (amber), 3 = poor (red), 4 = failing (black). The urgency of this project is underscored by the ISR ratings of Q3 and F2, indicating that it needs repair to the point of creating challenges to the unit's mission.

The main storefront double doors have consistently failed, as evidenced by multiple work order requests. The automatic door opener feature works only intermittently. The double doors serve as the building's primary ingress and egress, with access card entry, a first line of security (force protection) as the site is not fenced, and a safety shield during inclement weather. Therefore, maintaining the doors' full functionality is a priority. Repair parts are no longer available, so part fabrication is required. The aluminum main frame shows significant oxidation and wear at the building connection points. If this oxidation and wear continue, the door will fail completely and jeopardize the security of the staff, operations, and the units' mission.

The RC's fire alarm system remains in constant 'trouble mode,' frequently sending false alarms causing confusion for building occupants about whether to evacuate and to the local fire department, which is obligated to respond. This constant 'trouble mode' not only disrupts the daily operations in the building but also poses a serious safety risk, as it could delay evacuation in a real emergency. Specialized contractors have tried to correct the problem, but the system remains in disrepair.

The RC's elevator is from its original construction, and the occupants avoid using it due to constant control failures. Control components are no longer available, and the elevator remains out of compliance with current building codes.

Several sections of the sidewalk outside the building have cracked, shifted, and sunk. The uneven surface creates unsafe walking conditions around the facility's perimeter, especially at night and during inclement weather, such as heavy rains and snow.

This project requires labor and materials to repair or replace multiple building components inside and outside the 54,038 square foot Yakima RC. The scope includes, but is not limited to:

1. The failing original storefront door system (including all interior and exterior related surfaces and components) will be removed and disposed of, and a new door system will be designed and installed that meets all building, Anti-Terrorism/Force

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:53AM

Project Number: 40000350

Project Title: Yakima Readiness Center Repairs

Description

Protection, and Americans with Disabilities Act (ADA) codes and regulations.

2. The failed original fire alarm control panel and all associated infrastructure, devices, and components throughout the facility will be replaced with a current fire alarm monitoring system that meets or exceeds current National Fire Protection Association and building codes and regulations.

3. Elevator components, infrastructure, and controls will be replaced to meet or exceed current building codes and standards and return the elevator to full functionality, including meeting ADA requirements.

4. Approximately 200 square yards of damaged sidewalks around the facility's perimeter will be removed. This will be followed by proper backfill, compaction, leveling, and re-pouring of concrete to produce a complete and safe sidewalk system that meets or exceeds current building and ADA codes and regulations.

If this project is not approved for funding, building components addressing safety and security will continue to degrade to the point of failure, directly impacting the units' ability to perform their missions and readiness when activated. The Yakima RC is of significant WAARNG strategic value as it is centrally located in the state and highly accessible via multiple transportation routes. As a medium-sized RC, it also provides continuity of support to nearby smaller readiness centers. Yakima RC units support an estimated population of 55,000 within the 20-mile radius based on the American Community Survey (ACS) data in May 2023.

The multiple units' missions are very significant at the state and federal levels:

- Provides staff augmentation to the Army Service Component Command for planning, operations, and logistics support for Chemical, Biological, Radiological, and Nuclear (CBRN) staff.
- Provides mission command, planning, integration, direction, and execution of CBRN missions.
- Provides field feeding support for up to 700 personnel.
- Conducts vertical and horizontal construction tasks emphasizing vertical construction to establish and maintain the infrastructure required to perform and sustain activities across the range of military operations.

This project utilizes a combination of 25 percent state and 75 percent federal funding on the modernization scope and 50 percent federal and 50 percent state match funding on the sustainment and restoration or preservation work. Overall, the cost-sharing scheme will maximize the federal funding available for the project.

The total project funding requirement for design and construction is \$3,923,000, with \$2,190,000 reimbursable by NGB with a state match of \$1,733,000. The design phase is planned for the state fiscal year (SFY) 2026 or 2027 depending on the timing of receipt of federal funding, with construction by SFY 2028, therefore only \$193,000 in state funding and \$223,000 in federal spending authority is requested at this time.

Location

City: Yakima

County: Yakima

Legislative District: 004

Project Type

Facility Preservation (Minor Works)

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:53AM

Project Number: 40000350

Project Title: Yakima Readiness Center Repairs

Description

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	2,190,000				223,000
057-1	State Bldg Constr-State	1,733,000				193,000
	Total	3,923,000	0	0	0	416,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	1,967,000			
057-1	State Bldg Constr-State	1,540,000			
	Total	3,507,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000350	40000350
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 Military Department
Project Name	Yakima Readiness Center Repairs
OFM Project Number	40000350

Contact Information

Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics

Gross Square Feet	54,038	MACC per Gross Square Foot	\$47
Usable Square Feet	45,932	Escalated MACC per Gross Square Foot	\$53
Alt Gross Unit of Measure			
Space Efficiency	85.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.78%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.30%	Location Used for Tax Rate	Yakima
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-26	Design End	December-26
Construction Start	July-27	Construction End	November-28
Construction Duration	16 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$3,514,895	Total Project Escalated	\$3,935,575
		Rounded Escalated Total	\$3,936,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$432,000
Next Biennium			\$3,503,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$248,772		
Extra Services	\$0		
Other Services	\$111,767		
Design Services Contingency	\$36,054		
Consultant Services Subtotal	\$396,594	Consultant Services Subtotal Escalated	\$432,475

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,564,658	Maximum Allowable Construction Cost (MACC) Escalated	\$2,881,137
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$256,466		\$288,114
Non-Taxable Items	\$0		\$0
Sales Tax	\$234,157	Sales Tax Escalated	\$263,052
Construction Subtotal	\$3,055,281	Construction Subtotal Escalated	\$3,432,303

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$40,950		
Other Project Admin Costs	\$22,070		
Project Administration Subtotal	\$63,020	Project Administration Subtotal Escalated	\$70,797

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

Project Cost Estimate			
Total Project	\$3,514,895	Total Project Escalated	\$3,935,575
		Rounded Escalated Total	\$3,936,000

YAKIMA AIRPORT



2501 Airport Ln., Yakima, WA 98903 | State District 14 | Congressional District 4 | Lat/Long 46.561/-120.5421

Located inside the city limits of Yakima (population 96,968; metropolitan population 256,728) in Yakima County, the Yakima Airport Readiness Center serves as home to multiple units.

COMMUNITY



Yakima Airport RC facilities do not have any historical or cultural importance to the community

and none are used by community organizations.

RECRUITING & RETENTION

DEMOGRAPHICS.⁴

The total population of ages 18-34 within 30 miles of Yakima Airport RC is 54,248.

SITE STRENGTHS. TBD

SITE WEAKNESSES. TBD

STATIONING

STATIONED UNITS.

- HHD, 420th Chem Det (WPQLAA)
- 540th Chem Det (WPCDAA)

- Det 1, 176th Engineer Co (WX0NA1)
- 941st QM FF Team (WPULAA)
- 941st Field Feeding TM (WPUL90)
- Det 5, Co A, WAARNG BN (W91JA4)
- Det 1, 176th EN (Vertical) (WX0NA1)

MISSION.

Provides staff augmentation to the Army Service Component Command (ASCC) and mission command, planning, integration, direction and execution of Chemical, Biological, Radiological and Nuclear (CBRN) missions.

STRENGTH.¹

Combined, the units have 138 personnel, consisting of 15 officers, 3 warrant officers, and 120 enlisted.

FULL TIME SUPPORT.

Combined, the units have 23 full-time active guard reserve consisting of 3 officers, 1 warrant officers and 19 enlisted.

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

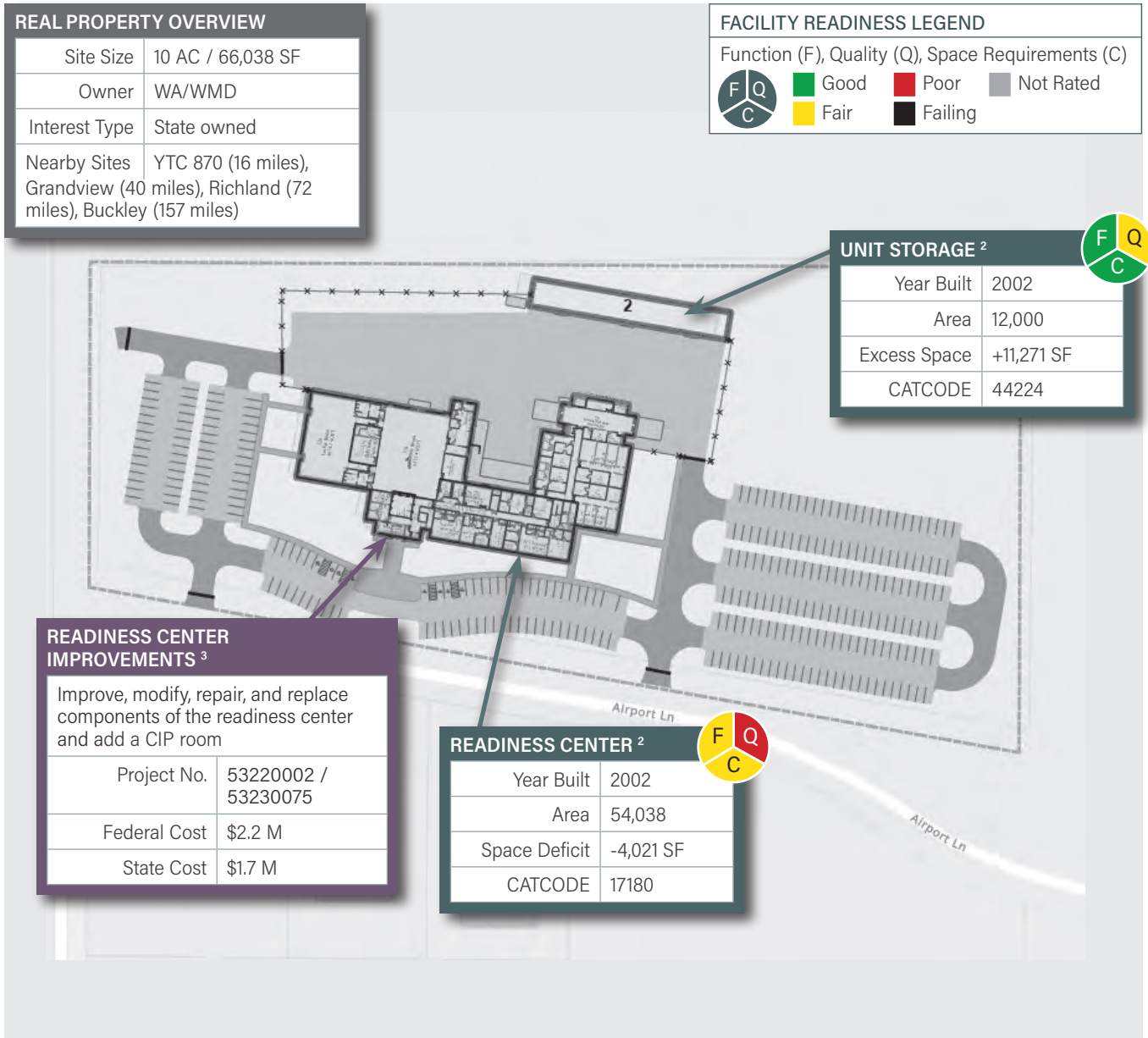
- Readiness Center (-4,021 SF)
- Vehicle Storage (-40,275 SF)

EXCESS SPACE.²

- Org. Storage (+11,271 SF)
- Org. Parking (+3,944 SY)
- Non. Org. Parking (+3,676 SY)

(1) ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023 (3) SRM Projects - Long Range Construction Plan 31May2024; (4) American Community Survey, accessed 31May2023

KEY PROJECTS & FACILITIES



PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1 / 2	53220002 / 53230075	Yakima RC Improvement, Modification, Repair, and Replacement	R&M	Active
3	53200016	Yakima Airport RC (Bldg 1) HVAC System Replacement/ EMCS Upgrade	Sustainment	Active
4	53230074	Yakima RC Foundation/ Sidewalk Repair	Sustainment	Active
5	53230077	Yakima RC Dumpster Enclosure	R&M	Active
1	53240042	Yakima RC Energy project	Energy	New

See [Appendix B - Site Development Plans](#) for location of projects.

Project Information



- R&M
- PN 53230075
- Yakima RC Main Door/Fire Alarm System/Interior Lights Replacement**

Project location: Yakima

Projected Year:

- Design:
 - FFY 2028
 - SFY 2029
- Construction
 - FFY 2029
 - SFY 2030

Scope:

- **Estimated Cost is ~ \$2M**
- Yakima Readiness Center was built in 2001 and has an area of 54,038 SF. The main storefront door system has been failing (and failed at times) for several years, with replacement parts becoming difficult or impossible to source. The Fire Alarm system is constantly in trouble status. Again, parts are increasingly difficult to find, if not obsolete. Additionally, the interior lighting throughout the facility is outdated and inefficient, being comprised of T8, T12, and compact fluorescent bulbs as well as metal halide and high-pressure sodium high intensity discharge (HID) bulbs. This project seeks to repair or replace all outdated, worn, failed, and failing components and systems related to the above issues. Specific works include but are not limited to:
 - Complete replacement of the storefront door system, including all structural, ADA, and AT/FP upgrades necessary to provide a complete, usable, and safe product. To include upgrade of the remote access system/ESS
 - Repair/replacement of all Fire alarm system infrastructure and components necessary to meet current building codes and regulations and to provide adequate fire protection to the facility.
 - Replacement of all outdated and inefficient lighting including bulbs, ballasts, fixtures, infrastructure, and controls.
 - Additional scope shall include: Upgrading restrooms by replacing all outdated, worn, and failing surfaces and components, and removal and replacement of dated fixtures; repairing the vault door in Supply room 156.
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.

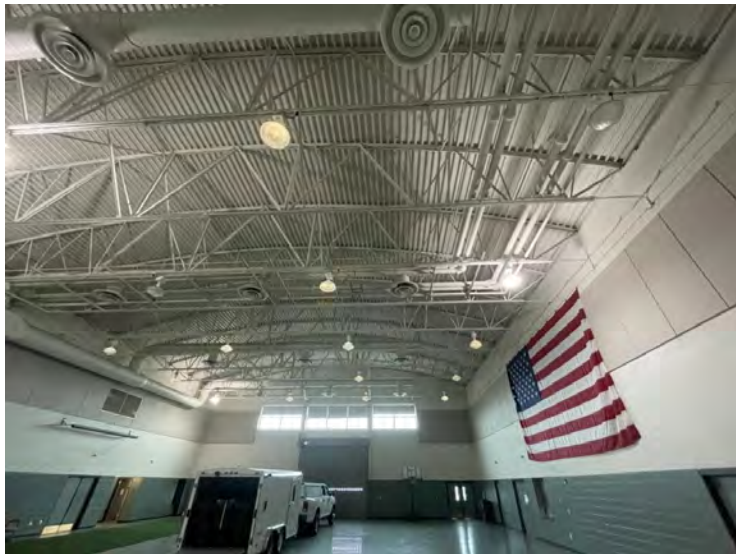


Current Conditions





Current Conditions





Current Conditions



Additional Projects – Yakima



- HVAC System Replacement
- Foundation/Sidewalk Repair
- Dumpster Enclosure Construction

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:59AM

Project Number: 40000357

Project Title: Joint Base Lewis-McChord 9608 (UTES) Interior Modification

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 17

Project Summary

The Military Department requests federal spending authority to renovate the Unit Training and Equipment Site (UTES) located on Joint Base Lewis-McChord, Building 9608, to meet mission requirements and operational needs. The renovation would update the locker rooms, conference room, office area, maintenance work bay areas, restrooms, and infrastructure systems such as HVAC, exhaust, electrical, and IT communication.

Project Description

The Unit Training and Equipment Site (UTES) located on Joint Base Lewis-McChord (JBLM), Building 9608, currently supports 78 full-time personnel who support 13 units with a total drilling strength of 2,680 Soldiers and a combined rolling stock of over 670 pieces of serviceable equipment throughout the west side of the state. The UTES aims to store and maintain equipment, process issuance and receipt of equipment for training, and ensure the equipment is ready for mobilization.

Building 9608, built in 1989, is 35 years old and shows signs of age and wear. It has several outdated and failing infrastructure systems and components. Past projects have focused on a breakroom expansion, a few office remodels, and an updating the men's restrooms, showers, and locker rooms.

The Army National Guard Bureau (NGB) utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and function or mission capability (F) with a numbered rating of 1 = good (green), 2 = fair (amber), 3 = poor (red), 4 = failing (black). Building 9608 is rated Q3 and F3, both poor, indicating the need for major repair to the point of placing significant challenges to the unit's mission. Specific items noted in the report include:

- The restrooms smell and need proper ventilation and new fixtures.
- The facility lacks meeting space for operational coordination. Currently, the lobby is used as a conference room.
- There are many cracks in the masonry walls of the parts room.
- The HVAC in the work bays is directed towards the bay doors and does not heat well in winter.

The project is renovating approximately 9,950 square feet (SQ FT) of the 25,518 SQ FT total for Building 9608. A functional space analysis was conducted for this facility in accordance with National Guard Pamphlet (NG PAM) 415-12. The specific scope of this renovation project based on identified prioritization per stakeholders is:

1. Renovation of the female locker room, approximately 330 SQ FT, to include installation of an HVAC system, replacement of lighting fixtures with energy-efficient models and controls, replacement of worn fixtures, and installation of soundproofing.
2. Renovation of approximately 330 SQ FT to create a conference room with an audio-visual system.
3. Renovation of the interior surfaces throughout the entire facility, including repair and repainting of walls and repair or replacement of all worn and damaged trim, flooring, and lighting.
4. The information technology room will be relocated and upgraded by installing modern infrastructure that complies with the Army Security Technical Implementation Guide. Currently, the main distribution frame, along with the main electrical service and gas-fed water heater, is located in the mechanical room.
5. Repair or replacement of all damaged and failing roll-up bay door hardware, operators, and controls.
6. Renovation of the maintenance work bays, approximately 1940 SQ FT, including replacement of the failed vehicle exhaust ventilation system, replacement of the fluorescent lighting with energy-efficient lighting fixtures and controls, and removal and replacement of the damaged epoxy flooring.
7. Renovation of the tool and supply area, approximately 1470 SQ FT, including replacement of the HVAC system, repair and painting of the walls, trim, and doors, removal of the broken fluorescent lighting, and replacement with energy-efficient

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:59AM

Project Number: 40000357

Project Title: Joint Base Lewis-McChord 9608 (UTES) Interior Modification

Description

fixtures.

8. Alteration of approximately 360 SQ FT for six open administrative spaces, three production controllers, and three material handlers as per Table D-2 Open office space allowances for personnel in Army Space, Army Regulation 405-70"Utilization of Real Property."

If this project is not approved, the facility will continue to degrade, maintenance and capital costs will continue to increase, and it will be less and less capable of supporting the mission of all the supported units and fulfilling the UTES mission.

The construction of anew UTES that can support this unit's mission and functional space requirements will take at least 15-20 years, as the current federal request process is for fiscal year 2032. If the department requests a new UTES construction project based on the National Guard Bureau's project scoring model, there is a low probability of success. This alternative is non-viable.

The total project cost is \$7,573,000 and fully reimbursable by the National Guard Bureau with no state match requirement and no operational impacts in future years. The design phase will begin in 2027, with construction in the next biennium. The Military Department requests \$782,000 of federal spending authority in the 2025-27capital budget.

Location

City: Unincorporated

County: Pierce

Legislative District: 006

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	7,573,000				782,000
	Total	7,573,000	0	0	0	782,000
			Future Fiscal Periods			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal	6,791,000				
	Total	6,791,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000357	40000357
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 Military Department
Project Name	Joint Base Lewis-McChord 9608 (UTES) Interior Modification
OFM Project Number	40000357

Contact Information

Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics

Gross Square Feet	25,990	MACC per Gross Square Foot	\$192
Usable Square Feet	23,390	Escalated MACC per Gross Square Foot	\$208
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	10.72%
Remodel		Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Tacoma
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	January-26	Design End	June-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$6,981,399	Total Project Escalated	\$7,526,099
		Rounded Escalated Total	\$7,526,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$0
Out Years			\$7,526,000

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$502,286		
Extra Services	\$0		
Other Services	\$182,883		
Design Services Contingency	\$68,517		
Consultant Services Subtotal	\$753,686	Consultant Services Subtotal Escalated	\$800,169

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,002,934	Maximum Allowable Construction Cost (MACC) Escalated	\$5,403,169
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$500,293		\$540,317
Non-Taxable Items	\$0		\$0
Sales Tax	\$566,852	Sales Tax Escalated	\$612,200
Construction Subtotal	\$6,070,080	Construction Subtotal Escalated	\$6,555,686

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

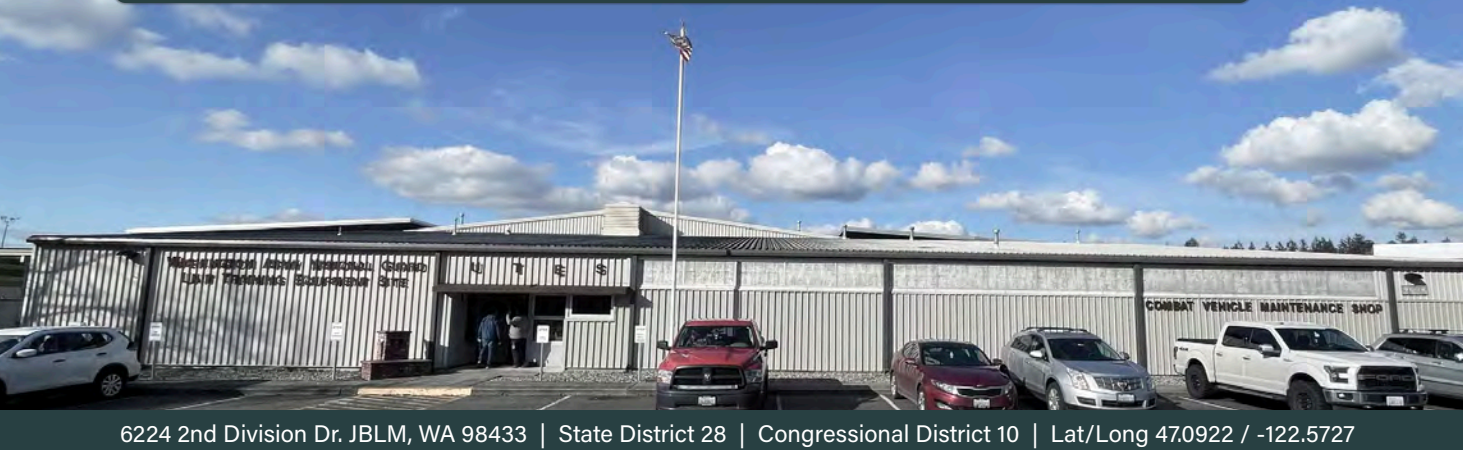
Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$134,708		
Other Project Admin Costs	\$22,925		
Project Administration Subtotal	\$157,633	Project Administration Subtotal Escalated	\$170,244

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

Project Cost Estimate			
Total Project	\$6,981,399	Total Project Escalated	\$7,526,099
		Rounded Escalated Total	\$7,526,000

FORT LEWIS UTES



6224 2nd Division Dr. JBLM, WA 98433 | State District 28 | Congressional District 10 | Lat/Long 47.0922 / -122.5727

Located at Joint Base Lewis-McChord (JBLM) the Unit Training and Equipment Site (UTES) serves as home to WAARNG Unit Training & Equipment Site #1.

COMMUNITY



Because the site is located on a military enclave, it has little significance to the locale community.

STATIONING

STATIONED UNIT.

UTES #1 (W8XXAA)

MISSION.

UTES are established for the positioning of equipment at local training sites or in states with limited maneuver training area to ensure ready availability for owning units conducting AT/IDT or other training activities. UTES perform field and limited sustainment maintenance for all types of ground surface equipment issues to the Army National Guard.

STRENGTH. N/A

FULL TIME SUPPORT. ¹

UTES #1 has 78 total authorized personnel and 1 MILTECH.

FUTURE VISION. TBD.

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

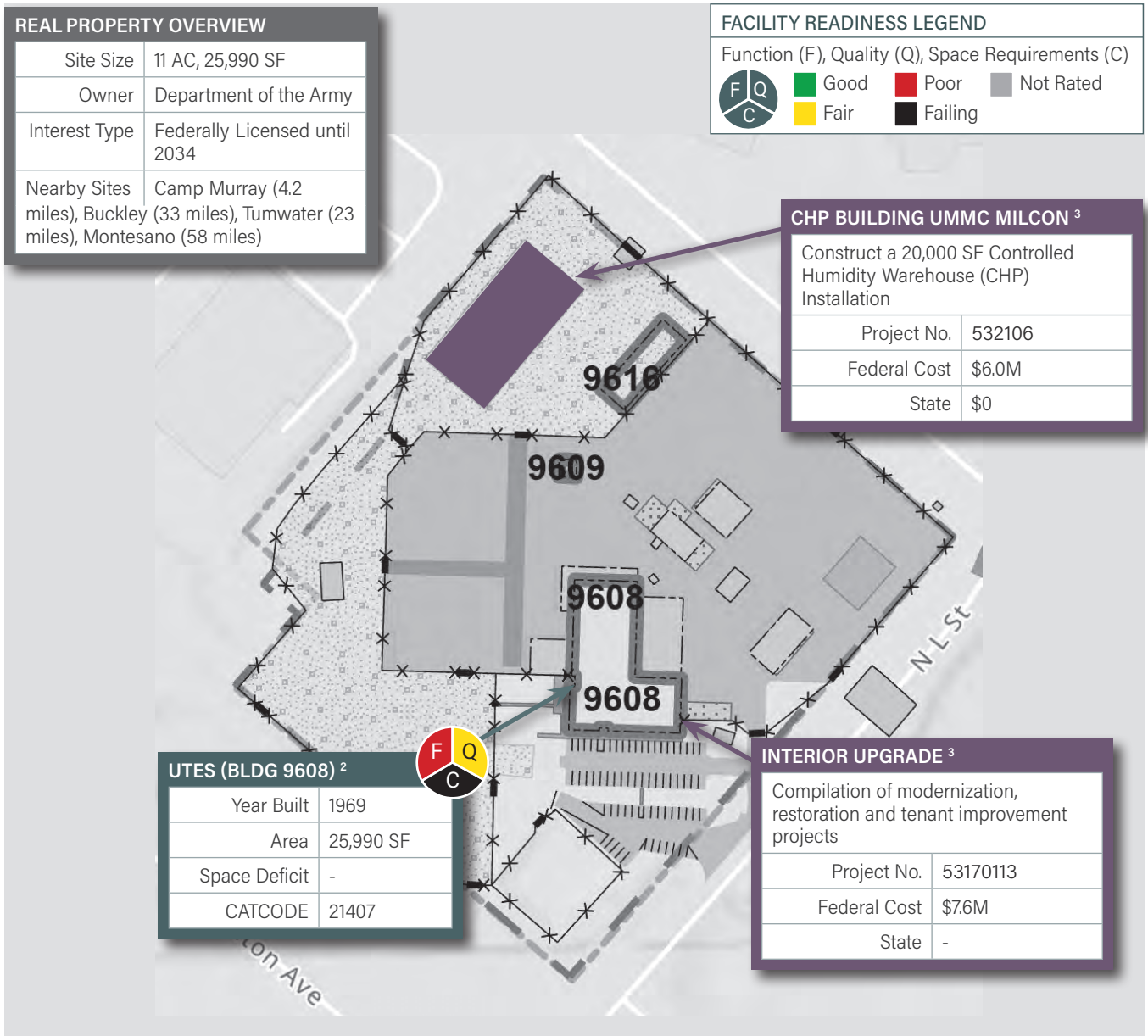
- Vehicle Maint. Shop (-34,689 SF)
- Maint. Storage (-5,000 SF)
- Controlled Humidity Warehouse (-20,000 SF)

EXCESS SPACE.²

- Flammable Material Storage (+1,568 SF, 29,592 CF)
- Non-Org Parking (+153,500 SY)

(1) Summary of State Maintenance Support Plan, 15 March 2024; (2) RPLANS TAB 2023-2029, V67, 20 October 2023; (3) SRM Projects - Long Range Construction Plan 31May2024

KEY PROJECTS & FACILITIES



FORT LEWIS

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1	53240035	JBLM UTES Interior Modernization	R&M	Ongoing Construction
2	53230095	JBLM UTES POV Parking Expansion	R&M	Active
3	53230033	JBLM UTES Dumpster Enclosure	R&M	Active
30000	53230003	JBLM EVCF Implementation	Energy	Active
5000	532106	JBLM CHP - UMMC	UMMC MILCON	TBD

See [Appendix B - Site Development Plans](#) for location of projects.

Project Information



- R&M
- PN 53240035
- JBLM UTES Interior Modernization**

Project location: Fort Lewis Enclave

Projected Year:

- Design:
 - FFY 2026
 - SFY 2027
- Construction
 - FFY 2027
 - SFY 2028

Scope:

- **Estimated Cost is ~ \$ M**
- The 35-year-old, 25,518 SF Unit Training and Equipment Site (UTES, CATCODE 21407) located within the Fort Lewis Enclave (SITECODE 53B65) is showing signs of aging not only in quality but in functionality as well. This project seeks to provide the labor and materials necessary to repair/replace all outdated/worn/failed/failing interior building materials, surfaces, components, and infrastructure as well as adjust functional areas. Specific work shall include but not be limited to:
 1. Addition of a Female Locker Room; including all HVAC, electrical, lighting, low voltage, plumbing, structural, and soundproofing necessary.
 2. Modernization of current Conference Room to include Audio Visual and Information Technology work, electrical, and lighting.
 3. Interior Upgrades including paint; trim; ceiling, wall, flooring, lighting, and telecom upgrades (to include relocation of telecom as it is currently in mechanical room with main electrical service and gas-fed water heater)
 4. Bay Door operator and hardware repair/replacement throughout work bays
 5. Vehicle exhaust ventilation system upgrade, lighting, and epoxy floor covering throughout work bays
 6. Upgrade of the current MOV gate controls to allow remote access as well as the addition of a coded lock on personnel gate adjacent to the vehicle gate.
 7. Tool/Supply Room Upgrades including HVAC, paint, lighting, as well as the addition of cubicles.



JBLM UTES Previous (Completed) Scope

- FY 2020 Project - PN 53180037 JBLM UTES Addition and Alteration (Breakroom Expansion):
The project is the provision of labor and materials for the construction of an additional 608 SF to enlarge the Unit Training and Equipment Site (UTES)/W8XXAA (CATCODE 21407) existing break room and alteration or reconfiguration of the existing adjacent office area with a footprint of 965 SF. This addition and alteration project will accommodate the increased number of authorized mechanics assigned to the UTES. The project will also include plumbing, mechanical, communication, electrical and all other necessary work for a complete and usable project.



Current Conditions – ISR Comments – JBLM UTES

- Rest rooms smell and need new ventilation and fixtures
- Lobby is being used as a conference room.
- Mission operations area: Need a larger break room to conduct operational coordination. No conference room in the building.
- Production area. Large number of cracks in the walls of the parts room.
- Larger vehicle fit tight. the HVAC in the work bays is directed to the open bay doors when opened. Does not heat well in winter.
- **ISR Q2 / 81.62 ISR F3 / 69.17**



Current Conditions



FFY2024 IPL Meeting 12 March
Preserving the past, maintaining the present, and building the future



Current Conditions





Current Conditions



FFY2024 IPL Meeting 12 March

Preserving the past, maintaining the present, and building the future



Current Conditions



FFY2024 IPL Meeting 12 March
Preserving the past, maintaining the present, and building the future



Current Conditions



FFY2024 IPL Meeting 12 March
Preserving the past, maintaining the present, and building the future



Current Conditions





Current Conditions





Current Conditions





Current Conditions



Additional Projects – JBLM UTES



- POV Parking Expansion
- Dumpster Enclosure Construction

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:48AM

Project Number: 40000348

Project Title: Joint Base Lewis-McChord Army Aviation Support Facility 1 HVAC

Description

Starting Fiscal Year: 2026
 Project Class: Program
 Agency Priority: 18

Project Summary

The Military Department requests federal expenditure authority to replace the 31-year-old failing heating, ventilation, and air conditioning (HVAC) system for the 89,591 square feet Army Aviation Support Facility (AASF) #1 at Joint Base Lewis McChord.

Project Description

The AASF #1 was built in 1993 and supports 74 authorized personnel who support Washington National Guard aviation units. The entire HVAC system at this facility is past its useful life and beyond repair. Maintenance staff have repaired multiple components to the best of their ability, but the system continues to fail several times a year, causing uncomfortable work conditions for personnel.

The radiant heaters in the hangar area and 12 rooftop exhaust fans are original to the building and should be replaced. The four rooftop gas pack units that are 26 years old and the exposed gas lines with signs of rust should also be replaced. There is one old and abandoned make-up air unit on the roof that should be removed. There are no thermostats in the building, only sensors; these will be added to the new system. The failing equipment and inability to efficiently cool this space creates hardship on staff to do routine tasks as well as poses safety risk to everyone in proximity to these failing systems.

This project scope includes the removal, disposal, and replacement of all HVAC equipment, components, and infrastructure including but not limited to: air handlers, condensing units; compressors; evaporator coils; furnaces; heat exchangers; refrigerant lines; electrical, plumbing, and low voltage controls, sensors, and infrastructure; variable air volume valves, devices, and controls; ducting; registers; exhaust fans; and all other components necessary to provide a complete, usable, and energy-efficient system that is capable of sufficiently heating and cooling the entire 89,591 square feet facility.

If this project is not approved for funding, the HVAC system will continue to degrade and fail, causing an unhealthy work environment for personnel and increased maintenance and repair costs. This project is fully reimbursable by the National Guard Bureau and estimated to cost \$4,462,000. Design is planned for fiscal year 2026 with construction the following year.

Location

City: Tacoma

County: Pierce

Legislative District: 006

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

This replaces current infrastructure and does not change purpose or capacity.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	4,462,000				4,462,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:48AM

Project Number: 40000348

Project Title: Joint Base Lewis-McChord Army Aviation Support Facility 1 HVAC

Funding					
Total					
	4,462,000	0	0	0	4,462,000
	Future Fiscal Periods				
	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2 General Fund-Federal					
Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project is the replacement of facility infrastructure and does not impact operating costs.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000348	40000348
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 Military Department
Project Name	JBLM AASF1 HVAC Replacement
OFM Project Number	40000348

Contact Information

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

Statistics

Gross Square Feet	89,591	MACC per Gross Square Foot	\$33
Usable Square Feet	80,630	Escalated MACC per Gross Square Foot	\$36
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	11.20%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Tacoma
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Pre-design Start		Pre-design End	
Design Start	November-25	Design End	April-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$4,136,346	Total Project Escalated	\$4,462,000
		Rounded Escalated Total	\$4,462,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$461,000
Next Biennium			\$4,001,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$281,478		
Extra Services	\$0		
Other Services	\$113,797		
Design Services Contingency	\$39,527		
Consultant Services Subtotal	\$434,802	Consultant Services Subtotal Escalated	\$461,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,979,608	Maximum Allowable Construction Cost (MACC) Escalated	\$3,220,659
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$297,961		\$322,066
Non-Taxable Items	\$0		\$0
Sales Tax	\$337,593	Sales Tax Escalated	\$364,904
Construction Subtotal	\$3,615,162	Construction Subtotal Escalated	\$3,907,629

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$68,042		
Other Project Admin Costs	\$18,340		
Project Administration Subtotal	\$86,382	Project Administration Subtotal Escalated	\$93,371

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

Project Cost Estimate			
Total Project	\$4,136,346	Total Project Escalated	\$4,462,000
		Rounded Escalated Total	\$4,462,000

FORT LEWIS AASF



3106 2nd Division Dr. JBLM, WA 98433 | State District 28 | Congressional District 10 | Lat/Long 47.0922 / -122.5727

Located at Joint Base Lewis-McChord (JBLM) the Army Aviation Support Facility (AASF) serves as home to Army Aviation Support Facility # and Det 51, OSAC WA.

COMMUNITY



Because the site is located on a military enclave, it has little significance to the locale community.

STATIONING

STATIONED UNITS.

- Army Aviation Support Facility #1 (W8REAA)
- Det 51, OSAC WA (W7Y451)

MISSION.

Provide centralized locations designed to best maintain the combat readiness of aviation units assigned to the Army National Guard (ARNG) and the several states, IAW NG REG 95-1 and NG PAM 750-2 (W8REAA).

STRENGTH.¹

Combined, the units have 7 personnel, consisting of 5 warrant officers and 2 enlisted.

FULL TIME SUPPORT.

- Combined, the units have 18 full-time active guard reserve, consisting of 4 officers, 11 warrant officers, and 3 enlisted.
- W8REAA has 31 MILTECHs and 109 full time aviation support facility personnel (pilots, flight instructors, flight engineers, maintenance personnel, contractors)..

FUTURE VISION. TBD.

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

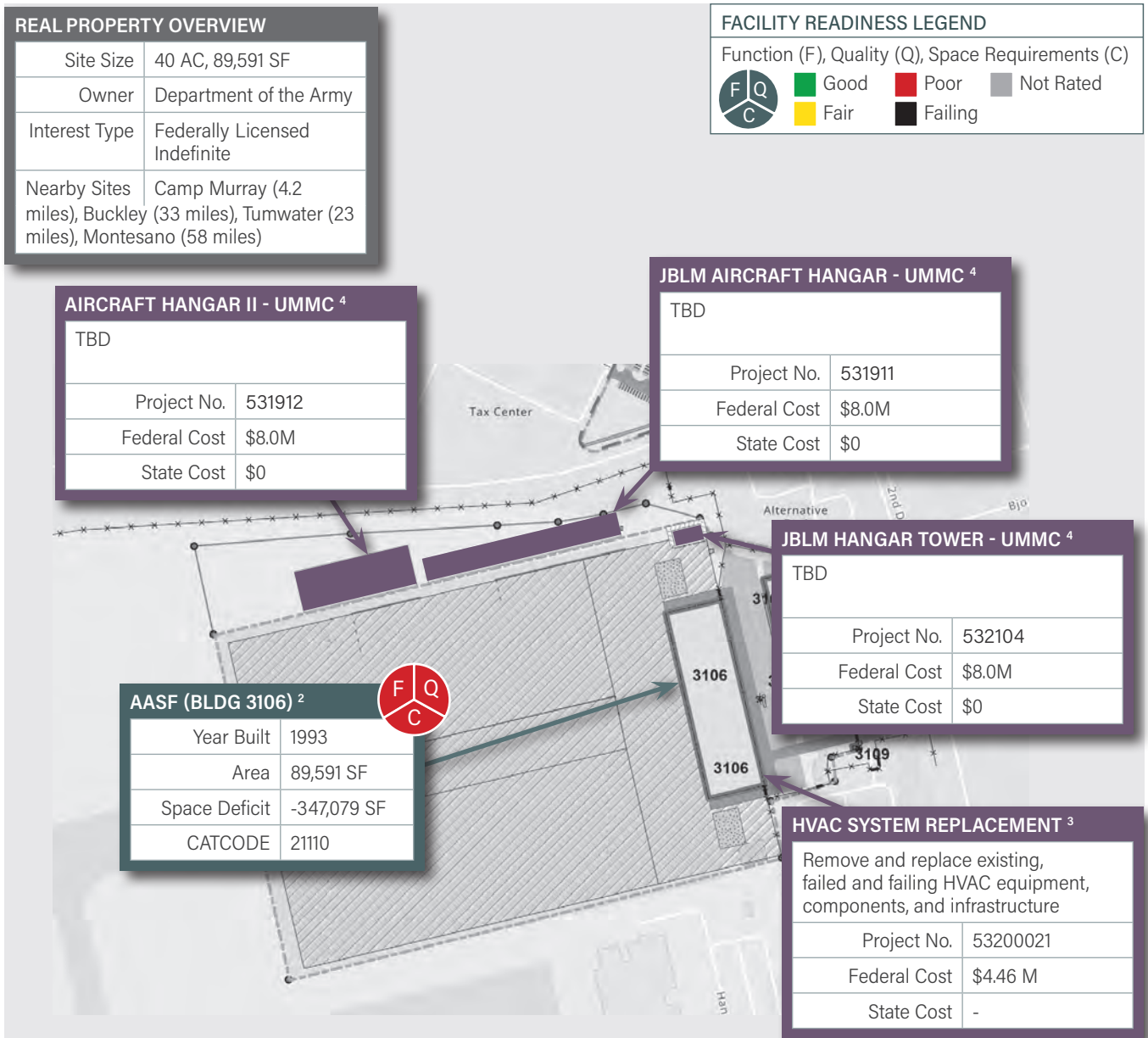
- Aircraft Maintenance Hangar (-347,079 SF)
- Com Item Repair (-2,062 SF)

EXCESS SPACE.²

- Non-Org Parking (153,500 SY)

(1) ASIP FY2024 Q2 report JBLM and YTC; (2) RPLANS TAB 2023-2029, V68, Dec 2023; (3) SRM Projects - Long Range Construction Plan 31May2024; (4) Projects - Long Range Construction Plan 27 Feb 2024

KEY PROJECTS & FACILITIES

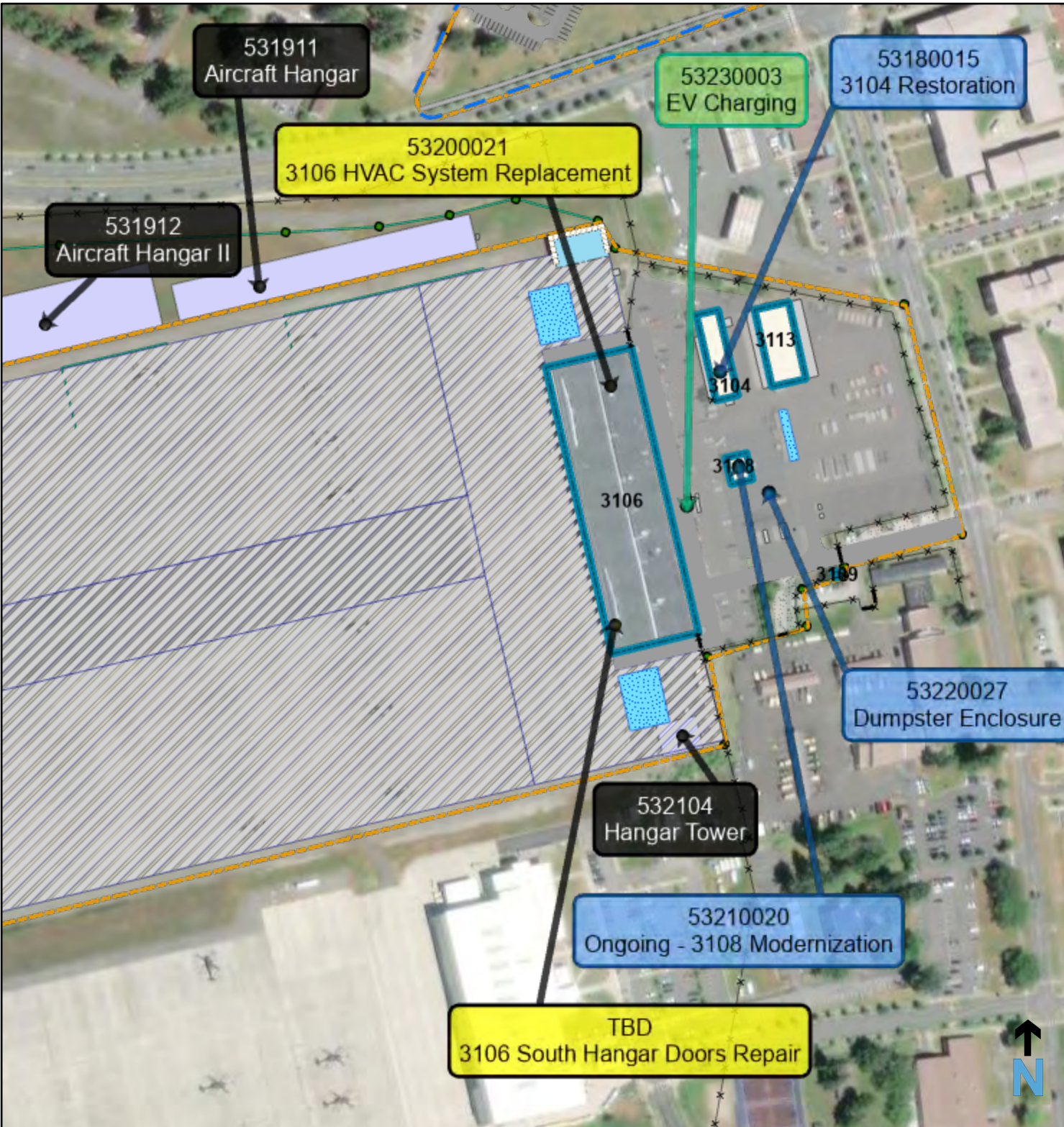


FORT LEWIS

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1	53200021	JBLM 3106 HVAC System Replacement	Sustainment	Active
2	53180015	JBLM 3104 Ground Equipment Maintenance Bay Restoration	R&M	Active
3	53230032	JBLM AASF Area Dumpster Enclosure	R&M	Active
5000	531911	JBLM Aircraft Hangar - UMMC	UMMC-MILCON	Active
5000	531912	JBLM Aircraft Hangar II - UMMC	UMMC-MILCON	Active
5000	532104	JBLM Hangar Tower - UMMC	UMMC-MILCON	Active

See [Appendix B – Site Development Plans](#) for location of projects.

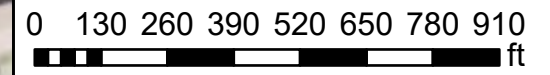


JBLM AASF 1 JBLM AVIATION & IORC SITE DEVELOPMENT PLAN

Version 12/31/1969

Address: 6205 Pendleton Ave, JBLM, WA

Scale: 1:4,514 Acreage: 40.49



- ### CFMO SDP Projects
- Demo
 - Sustainment
 - UMMC/MC
 - Energy and Utilities
 - R&M
 - Other
 - Personnel Gate
 - Vehicular Gate
 - POV Parking Paved
 - MOV Parking Paved
 - MOV Parking Unpaved
 - POV Parking Unpaved
 - Future Projects
 - Buildings
 - Existing Site Boundary

Date Published: 10/5/2023
 Imagery Source: ESRI World Basemap
 Coordinate System:
 NAD83 HARN StatePlane Washington South



This illustrative conceptual plan is not intended as a design document.

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:54AM

Project Number: 40000351

Project Title: Yakima Training Center 960 (MATES) HVAC System Replacement

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 19

Project Summary

The Military Department requests federal expenditure authority for a new, energy-efficient heating, ventilation, and air conditioning (HVAC) system to replace the existing and failing system in Building 960—Maneuver Area Training and Equipment Site located at the Yakima Training Center. This will provide the Training Center with an appropriately sized and energy-efficient HVAC system for the Tools & Supply area, which does not currently have one.

Project Description

Yakima Training Center (YTC) Maneuver Area Training and Equipment Site (MATES) is a 22-year-old building constructed in 2002. Its HVAC system, which was part of the original building construction, does not cover the entire building and is failing. It is at the end of its lifecycle. Repair is no longer viable as in-house and outsourced repair efforts are short-lived "band-aids" and have become progressively more costly. Currently, no HVAC supports the Tools & Supply area within MATES, forcing the technicians to work in a harsh environment (hot and cold) throughout the year. Currently, there are 94 full-time employees authorized, per the most current State Maintenance Support Plan at MATES. This staff serves 12 units across the east side of the state.

This project includes removing all failed and failing HVAC components and associated infrastructure and installing current, energy-efficient HVAC equipment and infrastructure capable of sufficiently heating and cooling the entirety of the MATES facility (21,000square feet). This project will also add a dedicated energy-efficient HVAC system for the 8,000 square feet Tools & Supply area that is currently operating without an HVAC.

If funding for this project is not approved, the existing HVAC system will continue to degrade and entirely fail. This would not only drastically reduce the ability of stationed personnel to perform their mission of maintenance for all types of Washington Army National Guard (WAARNG) ground surface equipment but also negatively impact the readiness of supported units. Without a fully functioning HVAC system, the stationed personnel would have little to no air circulation and an environment determined by the harsh weather conditions in the Yakima area, e.g., summer temperatures over 110 degrees Fahrenheit and winter temperatures at or below zero degrees Fahrenheit. The facility's Tools & Supply already does not have an HVAC system, creating safety issues for staff.

The total project cost is \$5,741,000, fully reimbursable by the National Guard Bureau. The design is scheduled for fiscal year 2027. Still, the department requests the total federal spending authority in anticipation that federal funding may be secured earlier than planned, in which case construction may begin during the 2027fiscal year.

Location

City: Yakima

County: Yakima

Legislative District: 004

Project Type

Infrastructure (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Expenditures

2025-27 Fiscal Period

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:54AM

Project Number: 40000351

Project Title: Yakima Training Center 960 (MATES) HVAC System Replacement

Funding

<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 Appropriations</u>
001-2	General Fund-Federal	5,741,000				5,741,000
	Total	5,741,000	0	0	0	5,741,000

Future Fiscal Periods

	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2 General Fund-Federal				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000351	40000351
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 Military Department
Project Name	Yakima Training Center 960 (MATES) HVAC System Replacement
OFM Project Number	40000351

Contact Information

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

Statistics

Gross Square Feet	70,171	MACC per Gross Square Foot	\$55
Usable Square Feet	63,153	Escalated MACC per Gross Square Foot	\$59
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	10.96%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.30%	Location Used for Tax Rate	Yakima
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Pre-design Start		Pre-design End	
Design Start	November-25	Design End	April-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$5,323,740	Total Project Escalated	\$5,740,601
		Rounded Escalated Total	\$5,741,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$673,000
Next Biennium			\$5,068,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$341,120		
Extra Services	\$92,500		
Other Services	\$143,872		
Design Services Contingency	\$57,749		
Consultant Services Subtotal	\$635,240	Consultant Services Subtotal Escalated	\$672,801

Construction			
Maximum Allowable Construction Cost (MACC)	\$3,849,554	Maximum Allowable Construction Cost (MACC) Escalated	\$4,160,983
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$384,955		\$416,099
Non-Taxable Items	\$0		\$0
Sales Tax	\$351,469	Sales Tax Escalated	\$379,903
Construction Subtotal	\$4,585,978	Construction Subtotal Escalated	\$4,956,985

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$84,181		
Other Project Admin Costs	\$18,340		
Project Administration Subtotal	\$102,521	Project Administration Subtotal Escalated	\$110,815

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

Project Cost Estimate			
Total Project	\$5,323,740	Total Project Escalated	\$5,740,601
		Rounded Escalated Total	\$5,741,000

YTC MATES



870 Firing Center Rd., Yakima, WA 98903 | State District 14 | Congressional District 4 | Lat/Long 46.561/-120.5421

Located in the Yakima Training Center (YTC) Enclave, the Maneuver Area Training Equipment Site (MATES) serves as home to Washington Army National Guard MATES.

COMMUNITY



Because the site is located on a military enclave, it has little significance to the locale community.

STATIONING

STATIONED UNITS.

- MATES (UIC W8XWAA)

MISSION.

- Perform field and limited sustainment maintenance for heavy combat battalions at or near a maneuver-oriented collective training area.
- Provide support in conducting maintenance training for contributing units.

STRENGTH. N/A

FULL TIME SUPPORT. ¹

- MATES has 95 total authorized personnel and 3 MILTECHs.

FUTURE VISION.

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits. RPLANS is not calculating any requirements for MATES.

SPACE DEFICITS.²

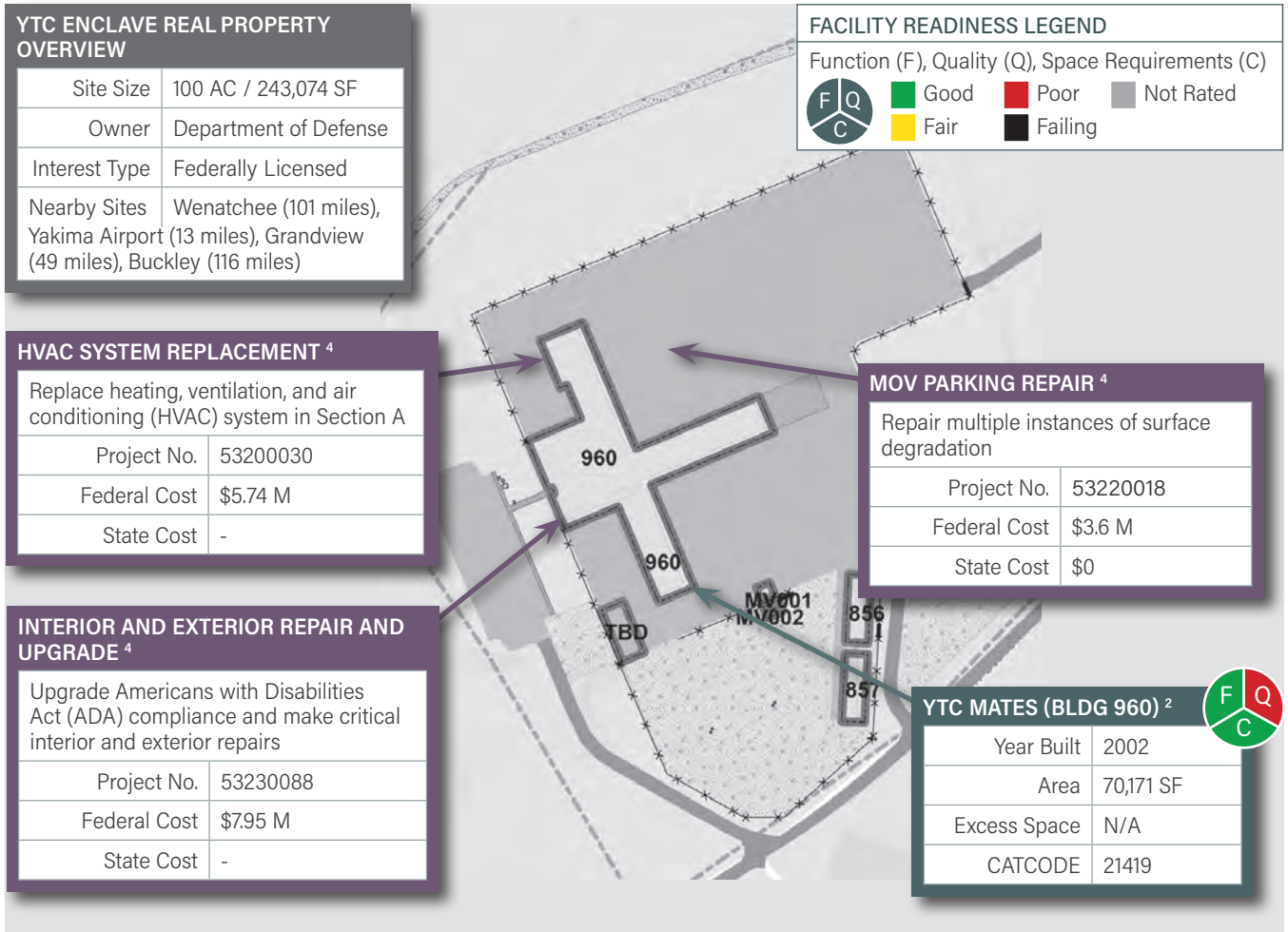
- None

EXCESS SPACE.²

- HAZ MAT STR INS (+544 SF)
- CONTR HUM WH IN (+20,070 SF)

(1) Summary of State Maintenance Support Plan, 15 March 2024; (2) RPLANS V68 Dec 2023; (3) SRM Projects - Long Range Construction Plan 31May2024; (4) MIL 10Yr Plan 2025-2035 15May2024 V4.2.xlsx

KEY PROJECTS & FACILITIES



PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1	53230085	YTC MATES Roof Repair (Section A and B)	Sustainment	Active
2	53200030	YTC MATES HVAC System Replacement	Sustainment	Active
3	53240001	YTC MATES HVAC Modification/ Addition	R&M	Active
4	53220018	YTC MATES MOV Parking Repair	Sustainment	Active
5	53230088	YTC MATES Interior and Exterior Repair and Upgrade (ADA)	Sustainment	Active
6	53230089	YTC MATES POV Paved Parking Repair	Sustainment	Active
7	53230087	YTC MATES Dumpster Enclosure	R&M	Active

See [Appendix B – Site Development Plans](#) for location of projects.

YTC MATES SITE DEVELOPMENT PLAN

Site: 53C15
Version 12/31/1969

Address: 870 Firing Center Rd, Yakima, WA

Scale: 1:1,800

Acreeage: 36.47

0 50 100 150 200 250 300 350
ft

CFMO SDP Projects

- Demo
- Sustainment
- UMMC/MC
- Energy and Utilities
- R&M
- Other
- Personnel Gate
- Vehicular Gate
- POV Parking Paved
- MOV Parking Paved
- MOV Parking Unpaved
- POV Parking Unpaved
- Future Projects
- Buildings
- Existing Site Boundary

Date Published: 9/27/2023

Imagery Source: ESRI World Basemap

Coordinate System:

NAD83 HARN StatePlane Washington South



This illustrative conceptual plan is not intended as a design document.

53220018
Ongoing - MOV Parking Repair

53230087
Dumpster Enclosure

53230090
Standby Generator Install

53230085
Roof Repair (Section A and B)

53230089
POV Paved Parking Repair

53230086
Main Compressor (IBE) Replacement

963 53220023
MOV Unpaved re-gravelling



245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:50AM

Project Number: 40000370

Project Title: Yakima Training Center 870 Refurbishment

Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 23

Project Summary

The Military Department requests state funding and federal spending authority to refurbish building 870, a Readiness Center at the Yakima Training Center, to address health and safety issues and meet the mission requirements and operational needs of the Washington Army National Guard.

Project Description

Building 870 at the Yakima Training Center (YTC) is one of the most critical sites for the Washington Army National Guard (WAARNG). It is the only Readiness Center (RC) in Eastern Washington that hosts a company-sized unit of 125-250 Soldiers that can respond to calamities and state emergencies. Other units within Eastern Washington are smaller and can be as far as 100 miles away.

The RC was built in 1994 and shows signs of considerable wear and deterioration due to the area's extreme weather conditions and continuous heavy occupancy. This deterioration is not just a matter of aesthetics but directly impacts the unit's ability to respond to emergencies. It is critical for operations to be able to respond in a timely manner, and the current building is hindering the ability to do so. With uneven floors, water leaks, and unsecure equipment it has created challenges in being able to readily respond when needed. Equipment has been displaced to avoid water damage and the uneven floors make it difficult to maintain mobilization in the building. The only major projects for this building since its original construction were a roof replacement in 2021 and an HVAC system replacement in 2023.

The National Guard Bureau (NGB) utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and function or mission capability (F) with a numbered rating of 1 = good (green), 2 = fair (amber), 3 = poor (red), 4 = failing (black). This RC is rated Q3-F3, both poor for quality and functionality, meaning it requires repair to the point of causing significant challenges for the unit to complete its mission.

Paraphrased comments for the latest ISR evaluation:

- Corridors/Storage Areas: Approximately 50% of the concrete floor surface has cracks.
- Bathrooms/Showers: There is hard-water buildup in the water system.
- Assembly Hall: There is evidence of water leaks on walls and floors.
- Physical Fitness: No dedicated area identified.
- Lactation Room: No dedicated area identified.
- Lobby: Does not exist as required by NGB standards

This refurbishment project is vital to protect the integrity of the building and for the readiness center to effectively support the mission requirements of Alpha Company, 1st Battalion, 161st Infantry Regiment and the 81st Stryker Brigade Combat Team.

The project is the provision of labor and materials to refurbish the 23,518-square-foot building. The specific scope of this project based on identified prioritization per stakeholders will be:

- Cleaning and resealing of exposed masonry for the interior and exterior walls
- Repairs to window seals or replacement of faulty windows
- Replacement or repair of water-damaged surfaces such as floors, ceiling tiles, drywall, and baseboards and addressing the hard water buildup
- Replacement of all restroom and shower components, fixtures, and finishes

The lack of a lactation room and physical fitness area will be addressed during a future modification project at the adjacent building, 872. The addition of a lobby would require major reconfiguration of the interior spaces or adding additional square

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:50AM

Project Number: 40000370

Project Title: Yakima Training Center 870 Refurbishment

Description

footage to the building. The lobby addition is therefore not cost-effective and is not considered a priority for the department at this time.

If not funded, the facility will continue to deteriorate, significantly impacting the unit's training and capability to perform its federal mission. It will also risk the unit's ability to respond to state emergencies when the Governor calls for mobilization, thereby hindering local efforts to protect lives and property.

This project utilizes a combination of 75 percent federal funding with a 25 percent state match on the modernization scope and 50 percent federal and state split funding on the sustainment and restoration work, maximizing the available federal funding. The project has been submitted and accepted as an authorized project by the National Guard Bureau and is competing as priority number three to receive federal funding in federal fiscal year (FY) 2026 for design and construction the following year.

The total project funding requirement for design and construction is \$3,126,000, with a federal share of \$2,422,000 and a state match requirement of \$704,000. The design phase is planned for state FY 2026, with construction in the 2027-29 biennium.

Location

City: Yakima

County: Yakima

Legislative District: 004

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	2,422,000				2,422,000
057-1	State Bldg Constr-State	704,000				704,000
	Total	3,126,000	0	0	0	3,126,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

OFM

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 9:50AM

Project Number: 40000370

Project Title: Yakima Training Center 870 Refurbishment

Operating Impacts

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000370	40000370
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 Military Department
Project Name	Yakima Training Center Bldg 870 Refurbishment
OFM Project Number	40000370

Contact Information

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

Statistics

Gross Square Feet	23,518	MACC per Gross Square Foot	\$87
Usable Square Feet	20,015	Escalated MACC per Gross Square Foot	\$97
Alt Gross Unit of Measure			
Space Efficiency	85.1%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.98%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.30%	Location Used for Tax Rate	Yakima
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-26	Design End	December-26
Construction Start	July-27	Construction End	November-28
Construction Duration	16 Months		

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Project Cost Summary

Total Project	\$2,816,654	Total Project Escalated	\$3,151,725
		Rounded Escalated Total	\$3,152,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$3,152,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$201,060		
Extra Services	\$0		
Other Services	\$90,331		
Design Services Contingency	\$29,139		
Consultant Services Subtotal	\$320,530	Consultant Services Subtotal Escalated	\$349,325

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,040,837	Maximum Allowable Construction Cost (MACC) Escalated	\$2,291,248
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$204,084		\$229,125
Non-Taxable Items	\$0		\$0
Sales Tax	\$186,336	Sales Tax Escalated	\$209,199
Construction Subtotal	\$2,431,256	Construction Subtotal Escalated	\$2,729,572

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$47,168		
Other Project Admin Costs	\$17,700		
Project Administration Subtotal	\$64,868	Project Administration Subtotal Escalated	\$72,828

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

Project Cost Estimate			
Total Project	\$2,816,654	Total Project Escalated	\$3,151,725
		Rounded Escalated Total	\$3,152,000

YAKIMA TRAINING CENTER SITE DEVELOPMENT PLAN

Site: 53C15
Version 12/31/1969

Address: 870 Firing Center Rd, Yakima, WA

Scale: 1:2,000

Acreeage: 77.53

0 50 100 150 200 250 300 350
ft

CFMO SDP Projects

- Demo
- Sustainment
- UMMC/MC
- Energy and Utilities
- R&M
- Other
- Personnel Gate
- Vehicular Gate
- POV Parking Paved
- MOV Parking Paved
- MOV Parking Unpaved
- POV Parking Unpaved
- Future Projects
- Buildings
- Existing Site Boundary

Date Published: 10/26/2023
Imagery Source: ESRI World Basemap
Coordinate System:
NAD83 HARN StatePlane Washington South



This illustrative conceptual plan is
not intended as a design document.

53200017

Ongoing - YTC Bldg 870 HVAC System Replacement

53230079

2. POV/MOV Parking Repair/ Addition/ Dumpster Enclosure

53230078

1. 870 Interior Restoration/ Sustainment

53230081

2. 872 MOV Parking Repair

53230080

1. 872 HVAC System and Water Heater Replacement



Project Information



- R&M IPL: FY 26 No. 3
- CB Priority: No. 17
- Federal PN: 53230078
- Project Name: YTC 870 Readiness Center Refurbishment**
- Project location: Yakima Training Center, WA
- Projected Year:
 - Design:
 - FFY 2026/ SFY 2027
 - Construction
 - FFY 2027/ SFY 2028
- Date of Site Visit: 4 April, 2024
- Site Visit Attendees: . Mike Perry – SMSS. Alan Dorow, Damon Hunt, Eric Shriner, Darwin Valenciano, Josh Fortin – CFMO

□ Scope:

- **Estimated SRM Cost is ~ \$6M**



- Building 870 within the YTC Enclave was built in 1994 and is 23,518 SF. This project is the provision of labor and materials to address several issues throughout the facility. Specific work shall include but not be limited to:
 1. Exterior sustainment including cleaning/sealing exposed masonry
 2. Interior water damage repair/calcium removal/glass tile & window sealing (locker rooms, drill hall, classrooms, admin, circulation)
 3. Restroom upgrade including shower modernization; toilet/ tile/ counter/ partition/ flooring/ fixture sustainment
 4. IT space sustainment/modernization (HVAC Repair in IT room within Admin area and installation in IT room within workbay)
 5. Interior sustainment work including t-bar ceiling and acoustic ceiling tile, repair/replacement of expansion joints, crack/hole repair in walls and floors, carpet and tile replacement, door/trim/baseboard repair/replacement, paint throughout, and room numbering (to match as-builts)
 6. Exterior Doors AT/FP Upgrade
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



Facility Analysis IAW NGPAM 415-12

Schedule I	SPACE CRITERIA				
	AUTHORIZED	REQUESTED	EXISTING	ADDITION	ALTERATION
Assembly Hall	5,400	5,400	5,400	0	0
Classrooms	2,680	2,680	2,089	591	0
Learning Center	500	500	260	240	0
Multipurpose Training Area	1,500	1,500	473	1,027	0
Kitchen	800	800	685	115	0
Break/Vending	300	300	0	300	0
Toilets & Showers	1,748	1,748	666	1,082	0
Flammable Materials Storage	100	100	0	100	0
Lactation Area	80	80	0	80	0
Family Readiness Office	250	250	0	250	0
RAPIDS Office	0	0	0	0	0
Retention Office	220	220	250	0	0
Table & Chair Storage	300	300	209	91	0
Physical Fitness Area	700	700	0	700	0
Controlled Waste Handling Facility	0	0	0	0	0



		SPACE CRITERIA (Continued)									
		AUTHORIZED		REQUESTED		EXISTING		ADDITION		ALTERATION	
Schedule II											
1. Administrative Space											
a. Basic Space:		800	SF	800	SF	0	SF	800	SF	0	SF
b. Office Allowance		3,050	SF	3,050	SF	1,530	SF	1520	SF	0	SF
	Subtotal=	3,850	SF	3,850	SF	1,530	SF	2,320	SF	0	SF
c. Special – Admin Allowances											
2. Unit Storage Space (Including Arms Vault)											
a. Arms Vaults		600	SF	600	SF	317	SF	283	SF		
b. Battalion Headquarters w/Subunits											
c. Supply Support Bn (Div or Brigade)											
e. Heated Storage											
		2,700	SF	2,700	SF	2,700	SF	0	SF	0	SF
d. Unheated Storage											
		372	SF	372	SF	0	SF	372	SF	0	SF
3. Locker Room Space											
a. Basic Space		200	SF	200	SF	100	SF	100	SF	0	SF
b. Individual Space		2,736	SF	2,736	SF	1,823	SF	913	SF	0	SF
	Subtotal=	6,608	SF	6,608	SF	4,940	SF	1,668	SF	0	SF



SPACE CRITERIA

(Continued)

	<u>AUTHORIZED</u>	<u>REQUESTED</u>	<u>LAGER</u> <u>G</u>	<u>ADDITION</u> <u>N</u>	<u>ALTERATION</u>
Schedule II (cont)					
4. Special Functions:					
Maint. Training Workbay	3,168	3,168	1,643	1,525	0
Subtotal	3,168	3,168	1,643	1,525	0
Total Schedule II	13,626	13,626	8,113	5,513	0
Total Schedule I + Schedule II	28,204	28,204	18,145	10,089	0
Maintenance and Storage (3%)	846	846	544	303	0
Mechanical/Electrical Room (5%)	1,410	1,410	907	504	0
Telecon/Info Tech Room (1%)	282	282	181	101	0
Total Functional Space	30,742	30,742	19,777	10,997	0
Circulation(15%)	4,611	4,611	2,967	1,650	0
Subtotal	35,353	35,353	22,744	12,647	0
Structural Allowance (10%)	3,535	3,535	2,274	1,265	0
Total Readiness Center	38,888 SF	38,888 SF	25,018 SF	13,912 SF	0 SF



YTC 870 BUILDER Report

Building No: 870		
	SCI	Replacement Cost
A10 FOUNDATIONS	81	\$1,733,353
A20 BASEMENT CONSTRUCTION	94	\$17,111
B10 SUPERSTRUCTURE	97	\$2,032,537
B20 EXTERIOR ENCLOSURE	75	\$780,042
B30 ROOFING	61	\$363,490
C10 INTERIOR CONSTRUCTION	64	\$1,024,931
C20 STAIRS	86	\$78,670
C30 INTERIOR FINISHES	64	\$899,559
D20 PLUMBING	76	\$825,157
D30 HVAC	64	\$1,364,902
D40 FIRE PROTECTION	14	\$159,441
D50 ELECTRICAL	89	\$2,012,614



Current Conditions – ISR Comments – YTC 870

- Units throughout the state of Washington use this facility on several weekend drills and during Annual Training in the summer. The armory cannot accommodate all of these personnel for administrative/communications/training purposes. This is the reason for the F3 rating.
- Building exterior. The entrance roof/ceiling is failing and should be completely remodeled
- Roof. Evidence of leaks throughout the building on interior ceilings
- Lobby. There is no lobby and should be one for this facility
- Corridors/storage areas. Approx 50% cracks in concrete floors
- Administrative Areas. Evidence of roof leaks on ceilings
- Bathroom/shower. There is hard water buildup in the system
- Assembly hall. Evidence of leaks on walls/floor in assembly hall
- No dedicated physical fitness or lactation room.
- **ISR Q3 / 79.69 ISR F3 / 76.3**

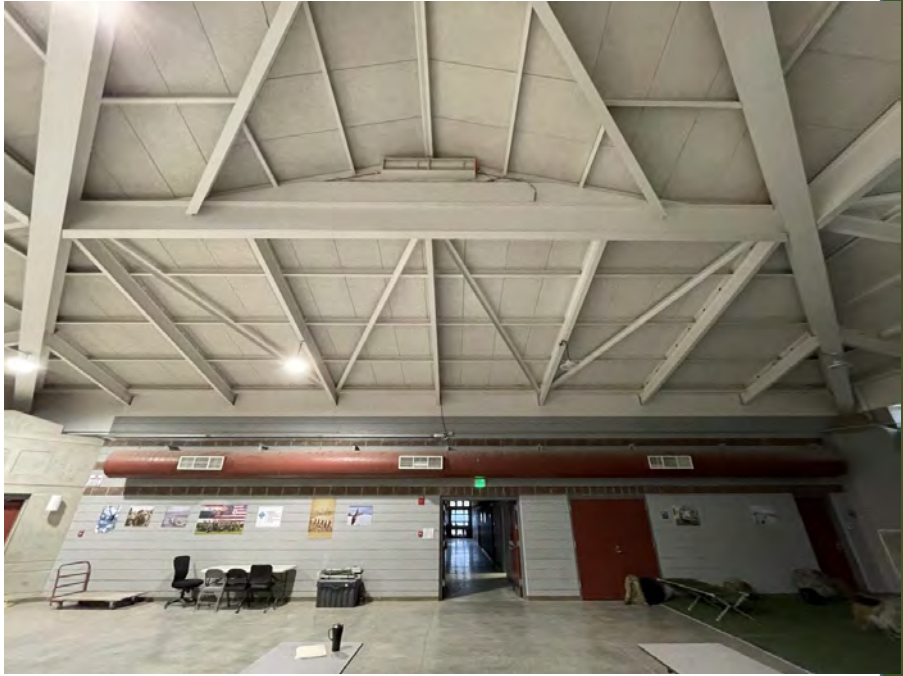
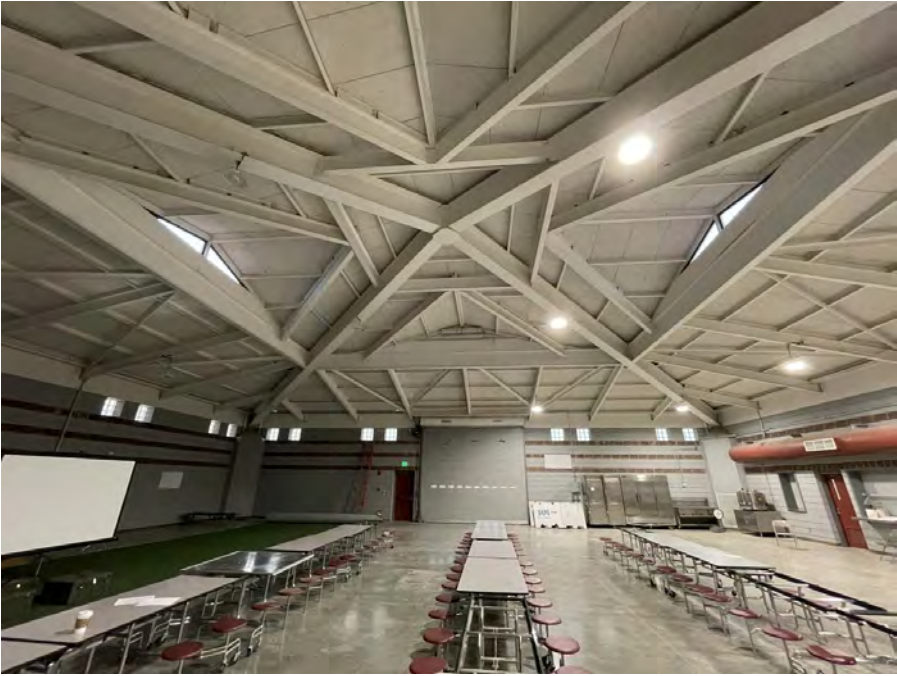


Current Conditions



FFY2024 IPL Meeting 11 April
Preserving the past, maintaining the present, and building the future

Current Conditions



Current Conditions



Current Conditions



Window sealing, wall repair, flooring repair/replacement

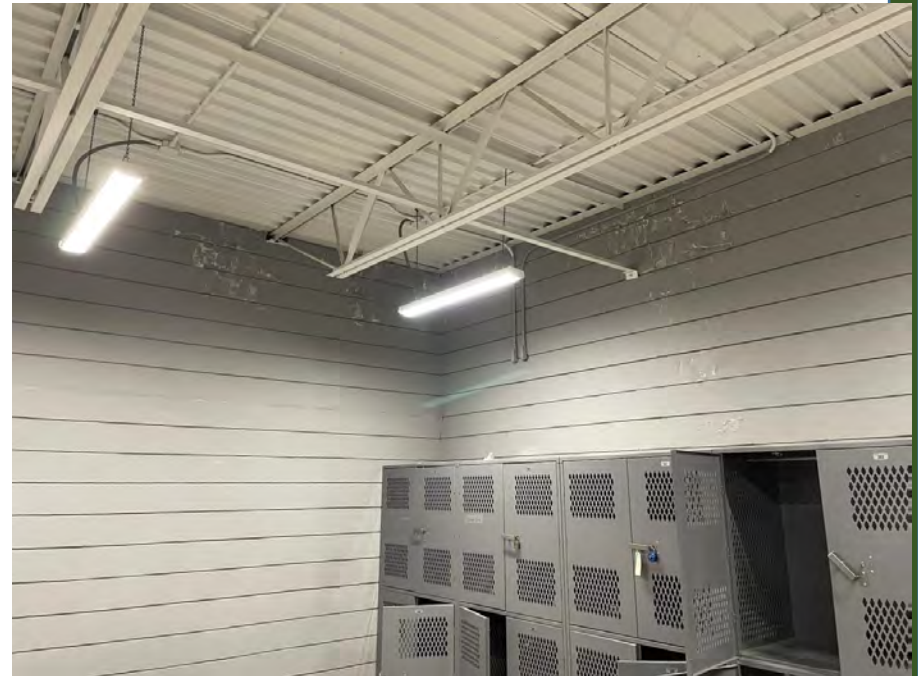
Current Conditions



Window sealing, wall repair, flooring repair/replacement



Current Conditions



Wall repair, flooring repair/replacement

Current Conditions



Current Conditions



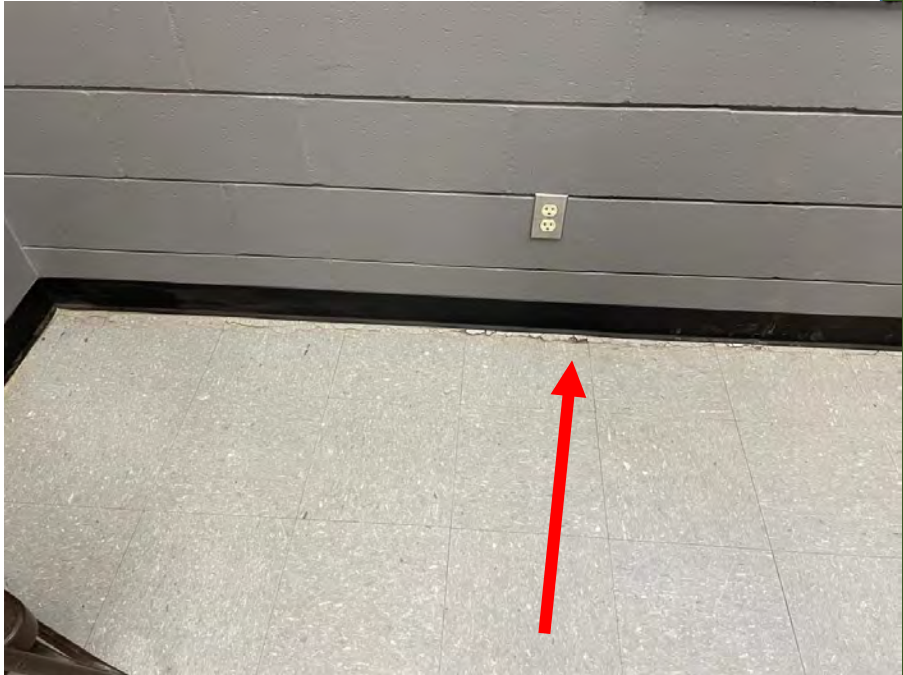
Current Conditions



Current Conditions



Current Conditions



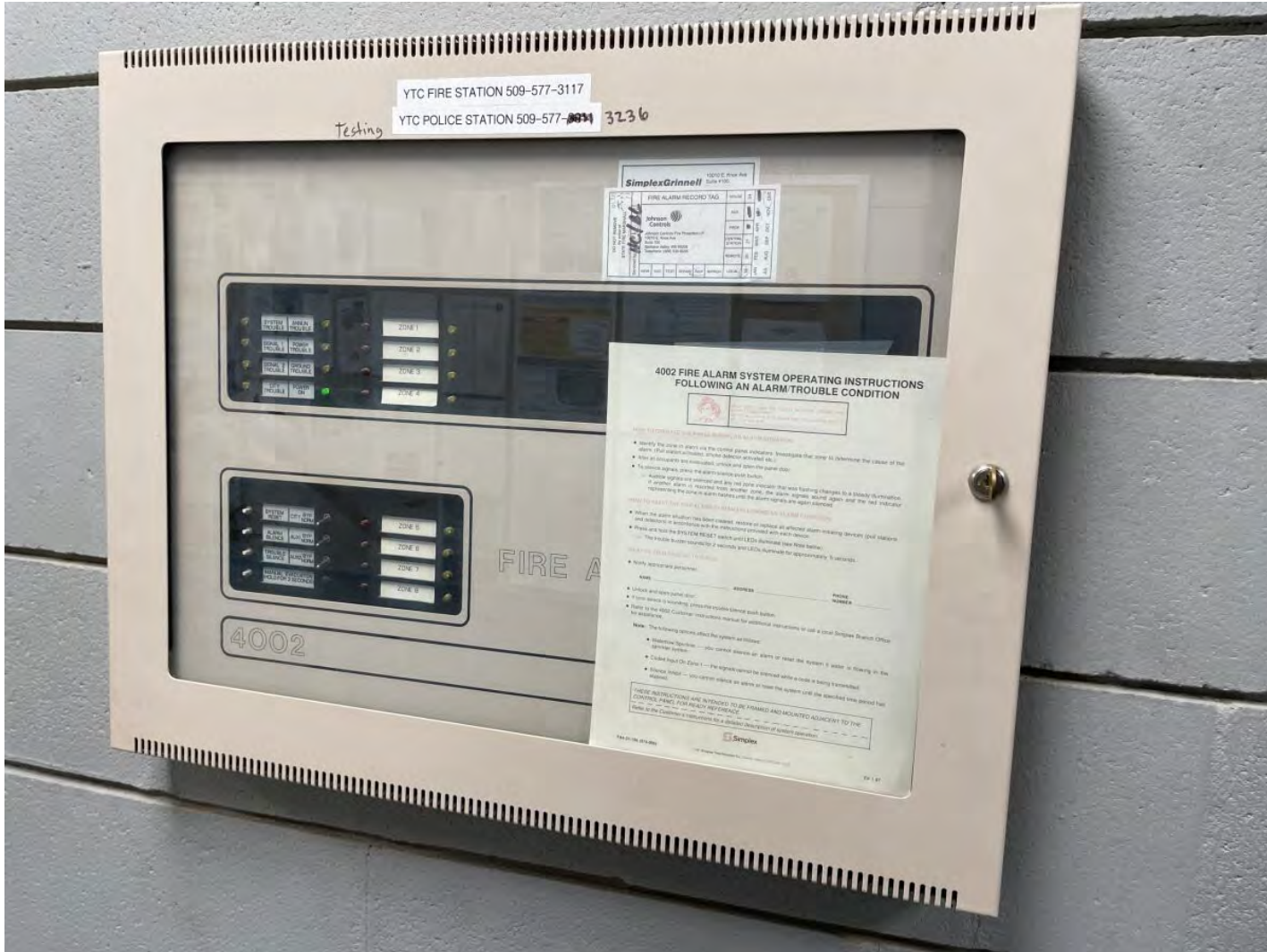


Current Conditions



T-Bar and wall connection concerns

Current Conditions



Fire Alarm System

Current Conditions



IT Area Concerns



Additional Projects – YTC RC 870

- YTC 870 Readiness Center Addition (UMMC)
- POV/MOV Parking Repair, POV Addition, & Dumpster Enclosure Construction

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:01PM

Project Number: 40000361

Project Title: Pasco Readiness Center Restoration

Description

Starting Fiscal Year: 2026
 Project Class: Preservation
 Agency Priority: 24

Project Summary

The Military Department will be requesting funding and federal spending authority in the 2027-29 capital budget to renovate the Pasco Readiness Center to meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG) 319th Explosive Ordinance Disposal Company (EOD) of the 96th Troop Command.

Project Description

The Pasco Readiness Center (RC), built in 1955, is 69 years old and fails to support the mission requirements of the 319th EOD adequately. It shows signs of age and wear, including several failing infrastructure systems and components.

The project is renovating approximately 11,450 square feet of the building's 14,841 square feet. The renovation will upgrade the assembly hall, locker room, storage space, breakroom, physical fitness area, administrative spaces, and infrastructure systems and optimize space usage and functionality in accordance with the National Guard Facility Allowances and Requirements that support the unit's state and federal missions. Since the building was built, the mission and needs for this unit have evolved and renovations are necessary to not only meet these needs but ensure the safety and integrity of the building. This project will have the following scope as validated with stakeholders, particularly the unit stationed at this site:

1. Replace the building's plumbing system, domestic water, and sanitary sewer.
2. Replace worn and broken fixtures and lighting in the restrooms, showers, and locker rooms.
3. In the assembly hall:
 - Remove the existing evaporative (swamp) cooler unit and replace it with a modern HVAC unit.
 - Remove and replace the damaged roll-up door, personnel doors, ceiling, and lighting.
 - Install exterior concrete bollards by the roll-up door for security and force protection.
4. In the physical fitness area:
 - Install a wall divider between the locker area and the physical fitness room.
 - Install mirrors and appropriate flooring and lighting.
 - Repair the HVAC
5. Connect downspouts to the stormwater conveyance system to mitigate water pooling, further damaging the facility's foundation.
6. Repair and replace all worn and damaged building surfaces, components, devices, and building equipment throughout the entirety of the Readiness Center.

Given that the building was built in 1955, the agency must assume it has lead-based paint and asbestos-containing materials. The presence of these materials requires adherence to local, state, and federal regulatory requirements for abatement and disposal. All other miscellaneous works, such as plumbing, electrical, structural, and communication, necessary to complete this project will be part of the scope.

Currently, 41 authorized drilling personnel, six authorized full-time personnel, two Military Honors members, and one Emergency Management Division member work out of this location. The primary intent of this project is to minimize the life, health, and safety concerns and restore the facility to meet the functional requirements of the personnel assigned to it.

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:01PM

Project Number: 40000361

Project Title: Pasco Readiness Center Restoration

Description

Renovation is the most cost-effective and timely solution. This project has a high probability of receiving federal funding through the Federal Restoration Project Funding Competition and requires a state match. Other options, such as leasing or new construction, are considered non-viable due to the significant cost and time associated with these options. Leasing necessitates a federal Real Estate Action Plan approval and environmental assessments, typically taking about two years. Locating a building in the Pasco area that can match mission needs will be highly challenging. The construction of a new readiness center that can support this unit's mission and functional space requirements will take at least 30 years as the planned replacement for the Pasco Readiness Center is for 2060 per the WAARNG Long Range Construction Plan.

The total project funding requirement for design and construction is \$8,405,000, with a federal share of \$4,927,000 and a state match of \$3,478,000. The design phase is projected for fiscal year 2028, with construction the following year. This project utilizes a combination of 75 percent federal funding with a 25 percent state match on the modernization scope and 50 percent federal and 50 percent state match funding on the sustainment and restoration work. Overall, the cost-sharing scheme will maximize the federal funding available for the project. The project has been submitted and accepted as an authorized project by the National Guard Bureau and is competing as priority number six to receive federal funding in federal fiscal year 2027.

Location

City: Pasco

County: Franklin

Legislative District: 004

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	4,927,000				
057-1	State Bldg Constr-State	3,478,000				
	Total	8,405,000	0	0	0	0
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal	4,927,000				
057-1	State Bldg Constr-State	3,478,000				
	Total	8,405,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

OFM

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:01PM

Project Number: 40000361

Project Title: Pasco Readiness Center Restoration

Operating Impacts

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000361	40000361
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 Military Department
Project Name	Pasco Readiness Center Restoration
OFM Project Number	40000361

Contact Information

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

Statistics

Gross Square Feet	14,658	MACC per Gross Square Foot	\$378
Usable Square Feet	12,459	Escalated MACC per Gross Square Foot	\$423
Alt Gross Unit of Measure			
Space Efficiency	85.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.04%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.90%	Location Used for Tax Rate	Pasco
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-26	Design End	December-26
Construction Start	May-27	Construction End	November-28
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$7,538,334	Total Project Escalated	\$8,414,986
		Rounded Escalated Total	\$8,415,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$8,415,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$505,819		
Extra Services	\$0		
Other Services	\$227,252		
Design Services Contingency	\$73,307		
Consultant Services Subtotal	\$806,378	Consultant Services Subtotal Escalated	\$877,886

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,535,120	Maximum Allowable Construction Cost (MACC) Escalated	\$6,197,121
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$553,512		\$619,713
Non-Taxable Items	\$0		\$0
Sales Tax	\$541,922	Sales Tax Escalated	\$606,736
Construction Subtotal	\$6,630,554	Construction Subtotal Escalated	\$7,423,570

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$101,402		
Project Administration Subtotal	\$101,402	Project Administration Subtotal Escalated	\$113,530

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

Project Cost Estimate			
Total Project	\$7,538,334	Total Project Escalated	\$8,414,986
		Rounded Escalated Total	\$8,415,000

PASCO



127 W Clark St., Pasco, WA 99301 | State District 15 | Congressional District 4 | Lat/Long 46.2329/-119.0864

Located inside the city limits of Pasco (population 79,315) in Franklin County, the site safeguards lives and property in Washington State by serving as home to 319th EOD, MSC: 96th TC.

COMMUNITY



TBD: How the site is significant to the locale community and significant events they've supported.

RECRUITING & RETENTION

DEMOGRAPHICS. TBD

SITE STRENGTHS. TBD

SITE WEAKNESSES. TBD

STATIONING

STATIONED UNIT.

319th EOD, MSC: 96th TC (WPYFAA)

MISSION.

To provide mission command to Explosive Ordnance Disposal (EOD) Platoons, and provide administrative company level planning and support based on the level of employment to include augmenting the BCT/BDE commander with a special staff element.

STRENGTH.¹

The unit has 41 personnel, consisting of 5 officers and 36 enlisted.

FULL TIME SUPPORT.

The unit has 3 full-time active guard reserve (enlisted).

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

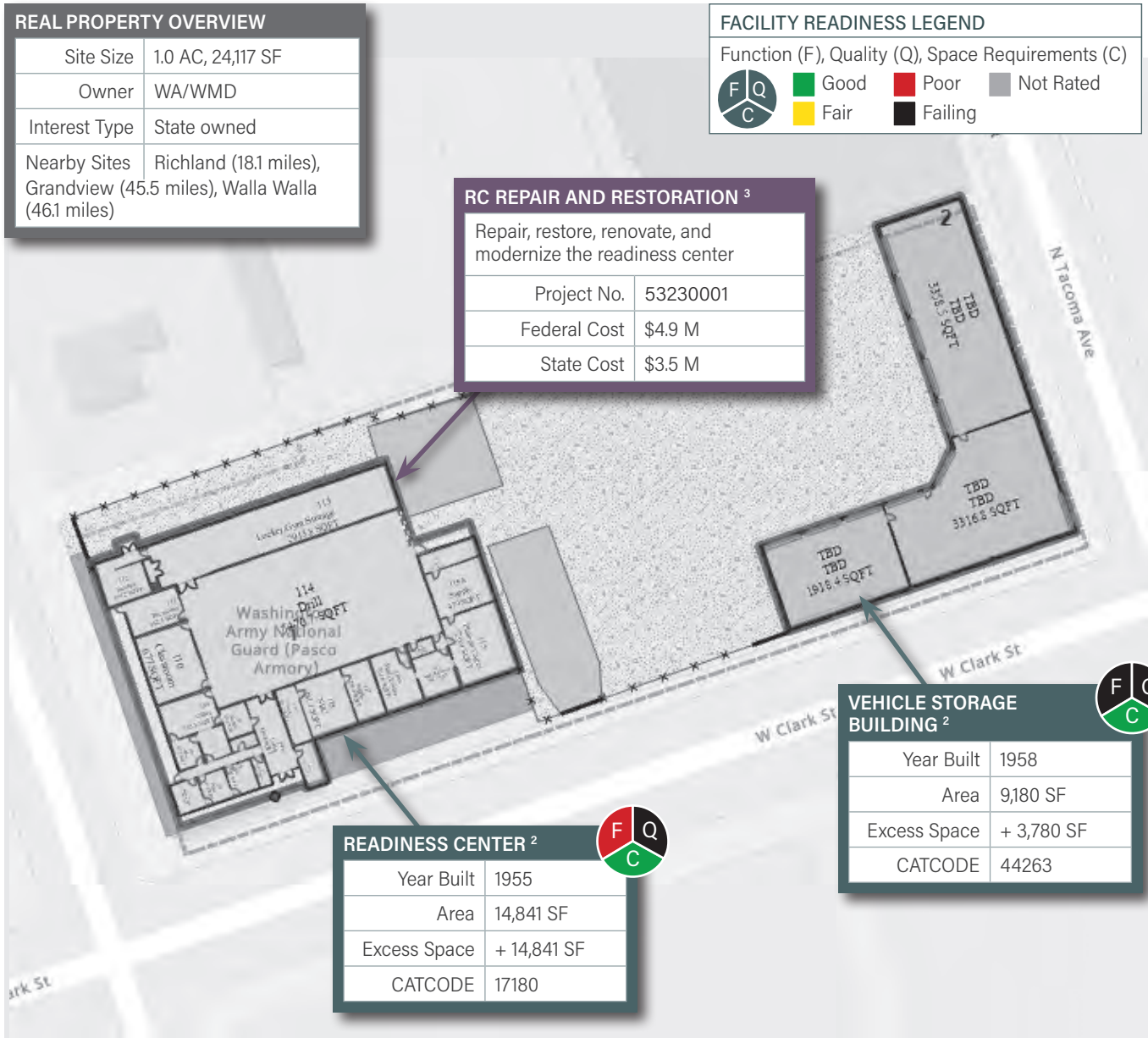
- POV Parking (-210 SY)
- MOV Parking Paved (-450 SY).

EXCESS SPACE.²

- Readiness Center (+14,841 SF)
- Vehicle Storage Building (+1,980 SF)

(1) ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023; (3) SRM Projects - Long Range Construction Plan 31May2024;

KEY PROJECTS & FACILITIES



PASCO

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1	53230001	RC Repair and Restoration	R&M	Active
2	53170136	MVSB T/I, MOV re-gravel	Sustainment	Active
3	53230050	RC Dumpster Enclosure	R&M	Active

See [Appendix B - Site Development Plans](#) for location of projects.

Project Information



- R&M
- PN 53230001
- Pasco RC Tenant Improvements**
- Project location: Pasco
- Projected Year:
 - Design:
 - FFY 2025
 - SFY 2026
 - Construction
 - FFY 2026
 - SFY 2027

Scope:

- **Estimated Cost is ~ \$7.4M**
- Pasco RC was built in 1955 and is 69 years old. It has an area of 14,658 SF and it requires significant restoration and modernization work to become a facility capable of adequately supporting the mission of the Washington Army National Guard. This project is the provision of labor and materials to update the entire facility by repairing/replacing all worn/damaged/failed/failing infrastructure and components as well as updating the functional spaces to better fit the needs of the unit/s stationed there.
- Specific work to include but not be limited to:
 1. Replacing/Upgrading the plumbing utility (domestic water & sanitary sewer)
 2. Additional toilets and showers
 3. Drill hall HVAC upgrade, roll-up door repair/replacement, repair/reseal/repaint damaged areas around windows, ceiling improvement
 4. Additional Unit locker room and storage space
 5. Admin Space Upgrade to include removal and replacement of all ceiling, flooring, and wall tiles with modern materials
 6. Break Room Upgrade
 7. Overall upgrade and replacement of old building surfaces and components
 8. Upgrade/separation of current Police locker space and Unit Physical Fitness area – Lead remediation follow-up in IFR area
 9. Connection of the downspouts to the stormwater system to mitigate pooling/water damage at building
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.

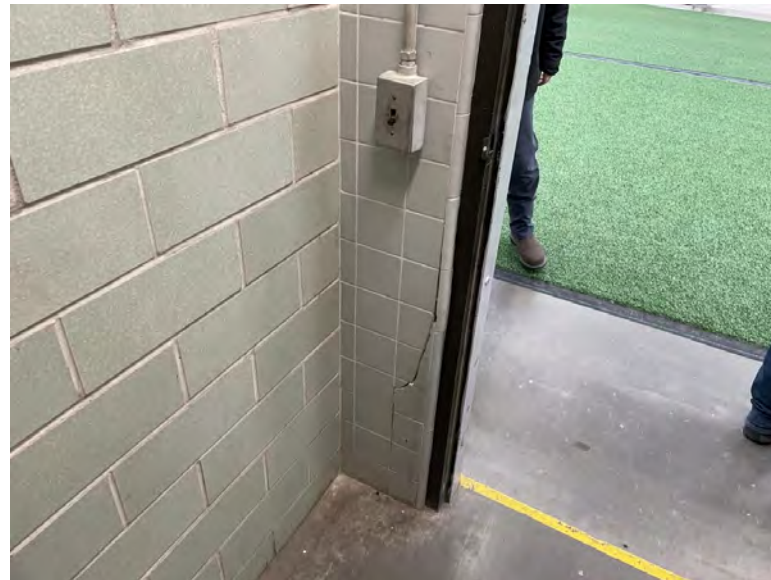


Current Conditions – ISR Comments-Sedro Woolley

- CORRIDORS. TOO NARROW. TILES NEED REPLACEMENT.
- ADMINISTRATIVE AREAS: WORKSPACE LAYOUT IS INSUFFICIENT FOR STAFF. LITTLE TO NO STORAGE SPACE. TOTAL SPACE IS INSUFFICIENT FOR FULL TIME STAFF.
- NO LOBBY AND LOADING DOCK, SHOULD HAVE ONE.
- WALL INSULATION SCHEDULED TO BE REPLACED.
- HEATING/VENTALATION: UNEQUAL DISTRIBUTION THROUGHOUT THE BUILDING, SCHEDULED FOR REPLACEMENT.
- SECURITY SYSTEMS. THERE IS NO STANDOFF FOR THIS READINESS CENTER. BUILDING IS IN A DEPRESSED ECONOMIC AREA.
- BATHROOM, SHOWER ROOMS TO BE RENOVATED REPLACED. HOT WATER IS SLOW TO HEAT.
- KITCHEN:RESIDENTIAL TYPE EQUIPMENT INSUFFICIENT FOR UNIT USE.
- NO AUDITORIUM, INSUFFICIENT CLASSROOM.
- NO MAINTENANCE BAY.
- NO DEDICATED PHYSICAL FITNESS OR LACTATION ROOM.
- **ISR Q4 / 53.8 F4 / 63.46**

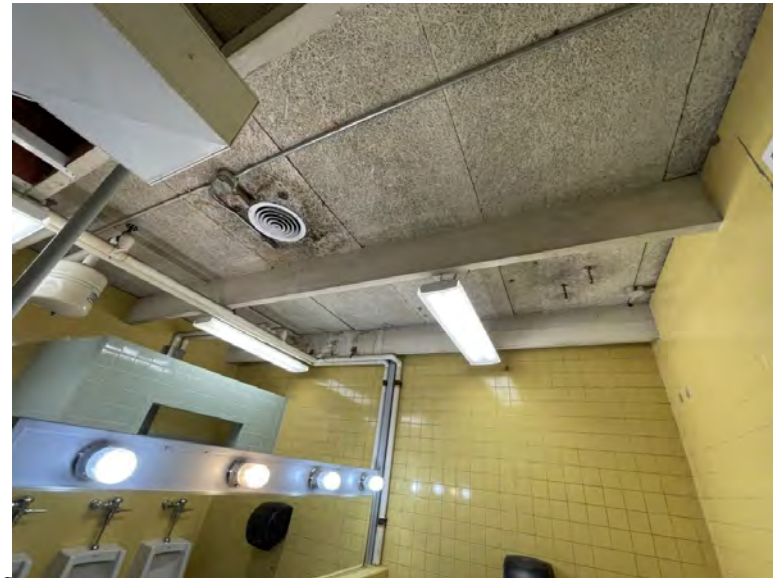


Current Conditions





Current Conditions



Current Conditions





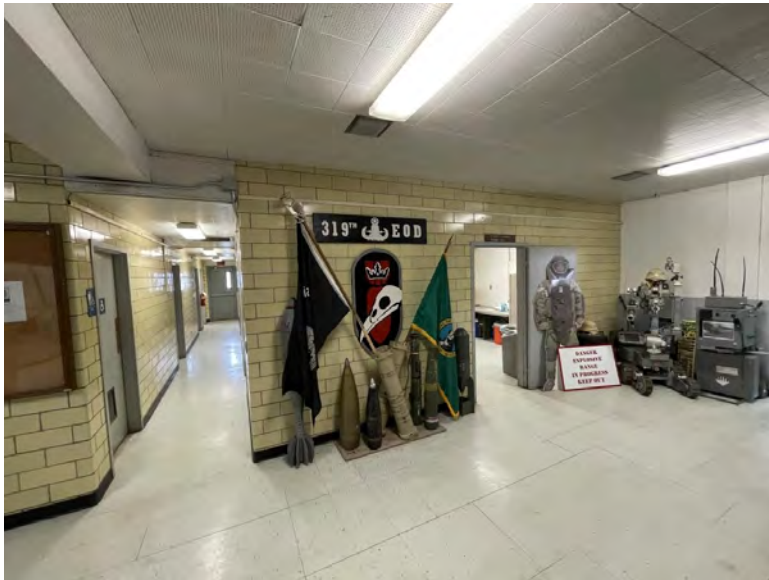
Current Conditions



FFY2024 IPL Meeting 29 February
Preserving the past, maintaining the present, and building the future

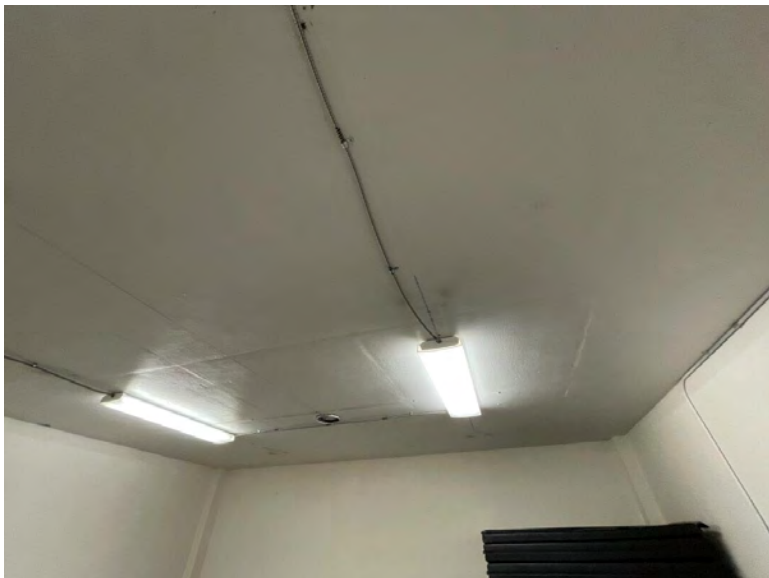


Current Conditions



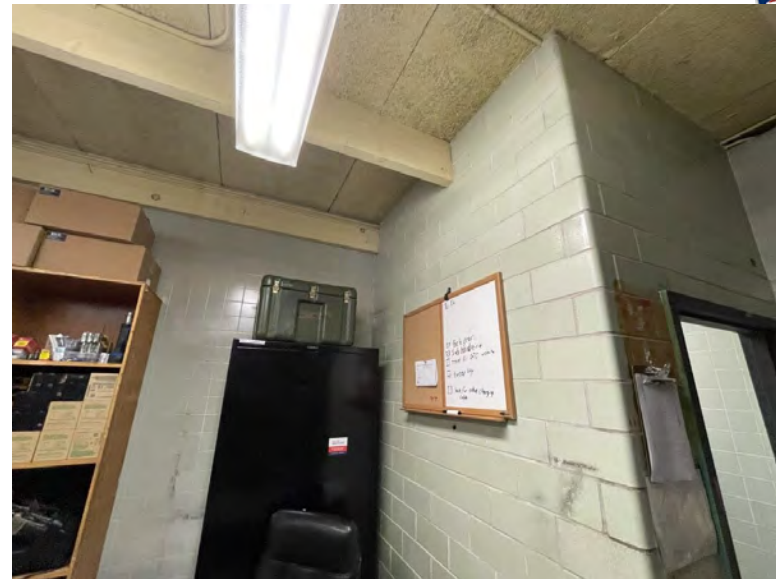
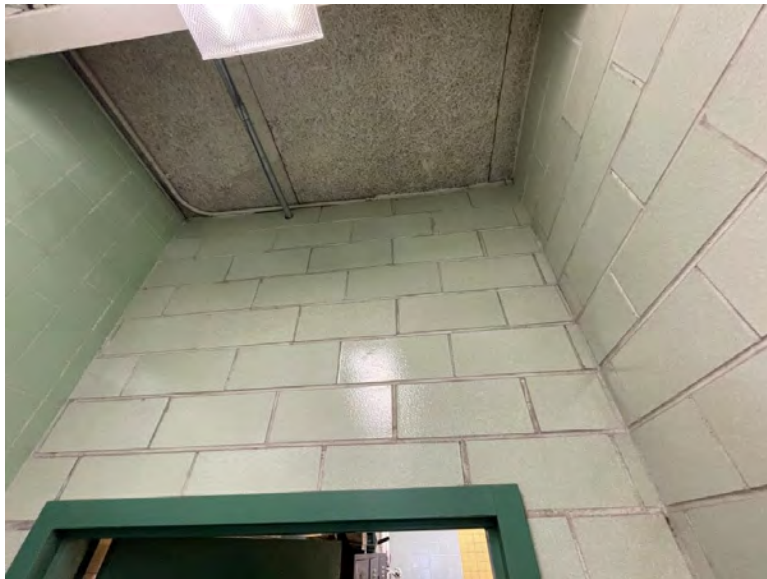


Current Conditions



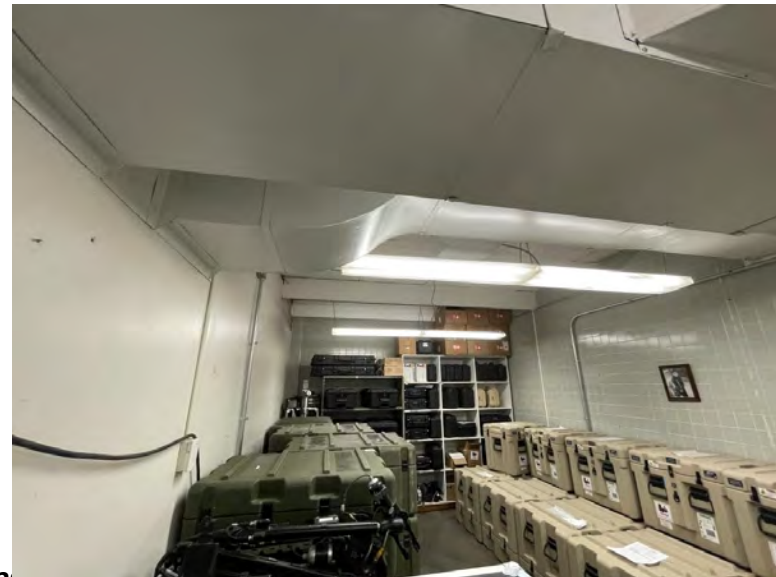
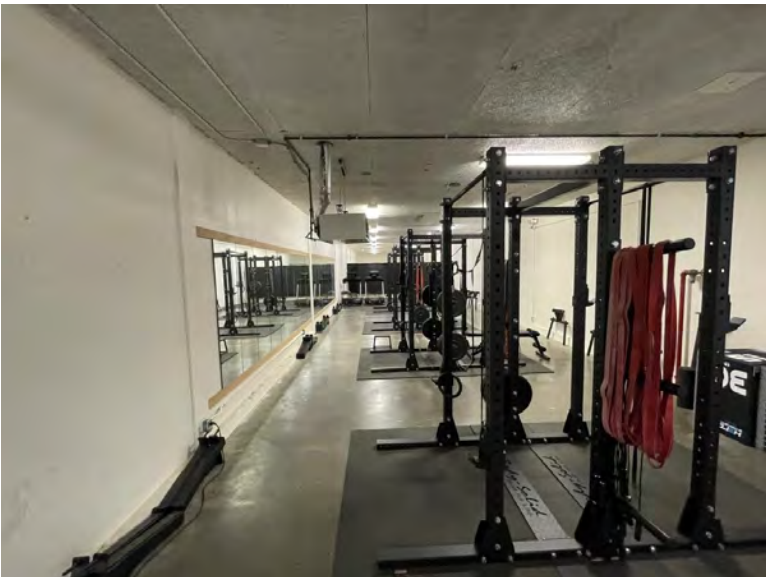
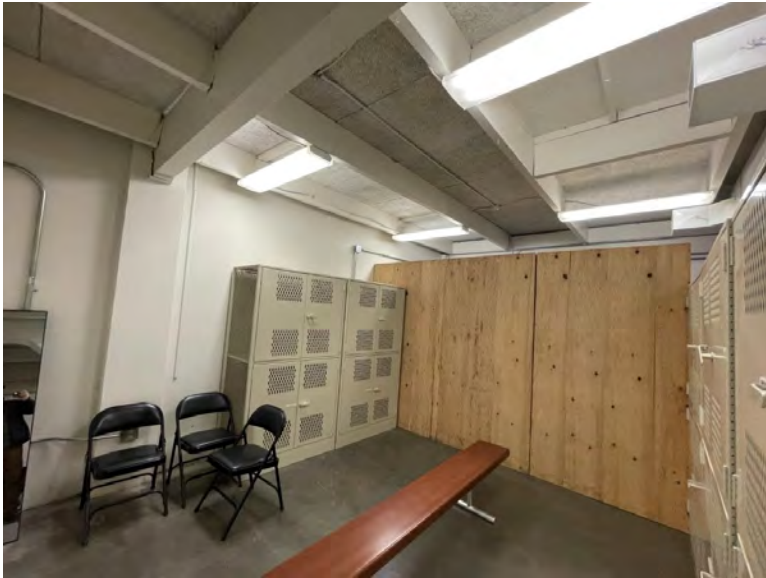


Current Conditions





Current Conditions





Current Conditions





Current Conditions



Additional Projects - Pasco



- MVSBS Tenant Improvements, MOV-Re-gravel, Dumpster Enclosure Construction

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:55AM

Project Number: 40000352

Project Title: Yakima Training Center Military Vehicle Parking Repair

Description

Starting Fiscal Year: 2026
 Project Class: Preservation
 Agency Priority: 26

Project Summary

The Military Department requests federal expenditure authority for the major repair of several damaged areas of the military organizational vehicle lot located at the Maneuver Area Training and Equipment Site at the Yakima Training Center.

Project Description

The Maneuver Area Training and Equipment Site (MATES) at the Yakima Training Center serves several units statewide, providing consolidated maintenance support and equipment positioning for training activities. The 44,000 square yards paved lot at the MATES complex was constructed in 2002 and has seen significant and consistent heavy equipment traffic over the entirety of the lot in the past 22 years, causing several areas to crack, sink, and break, with concern for the underground utilities buried below.

Maintenance staff initially assessed the damage as due to the settling of the soil around the MATES building, couple with heavy military vehicle and equipment use. Based on the most recent assessment, the extent of the damage is approximately 30-40 percent of the paved area and approximately 10-20 percent of the sewer/stormwater conveyance lines that run underneath.

The project includes the removal and disposal of all damaged pavement, substrate, and subsurface utility infrastructure and replacement of the damaged portions of the sewer and stormwater conveyance line; backfill, compaction, and re-paving of the addressed areas with rigid pavement of a quality and thickness meeting or exceeding standards for rigid paved organizational parking and restriping.

This project is estimated to cost \$3,623,000 and is fully reimbursable by the National Guard Bureau. There is no requirement for a state match, and there will be no operational impacts in future years. If this condition is not addressed soon, it will continue to degrade, causing damage that will pose an increased safety and hazard risk to personnel, the heavy military vehicles and equipment that comes through the MATES facility, as well as the underground utility infrastructure.

Location

City: Yakima County: Yakima Legislative District: 004

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	3,623,000				3,623,000
	Total	3,623,000	0	0	0	3,623,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:55AM

Project Number: 40000352

Project Title: Yakima Training Center Military Vehicle Parking Repair

Funding

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000352	40000352
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 Military Department
Project Name	Yakima Training Center Military Vehicle Parking Repair
OFM Project Number	40000352

Contact Information

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

Statistics

Gross Square Feet	16,000	MACC per Gross Square Foot	\$154
Usable Square Feet	16,000	Escalated MACC per Gross Square Foot	\$165
Alt Gross Unit of Measure	Square Yard		
Space Efficiency	100.0%	A/E Fee Class	C
Construction Type	Other Sch. C Projects	A/E Fee Percentage	11.37%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.30%	Location Used for Tax Rate	Yakima
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

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

Green cells must be filled in by user

Project Cost Summary

Total Project	\$3,360,209	Total Project Escalated	\$3,593,338
		Rounded Escalated Total	\$3,593,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$3,593,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$225,518		
Extra Services	\$0		
Other Services	\$95,552		
Design Services Contingency	\$32,107		
Consultant Services Subtotal	\$353,177	Consultant Services Subtotal Escalated	\$370,700

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,464,479	Maximum Allowable Construction Cost (MACC) Escalated	\$2,641,183
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$246,448		\$264,119
Non-Taxable Items	\$0		\$0
Sales Tax	\$225,020	Sales Tax Escalated	\$241,154
Construction Subtotal	\$2,935,947	Construction Subtotal Escalated	\$3,146,456

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$57,201		
Other Project Admin Costs	\$13,884		
Project Administration Subtotal	\$71,085	Project Administration Subtotal Escalated	\$76,182

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

Project Cost Estimate			
Total Project	\$3,360,209	Total Project Escalated	\$3,593,338
		Rounded Escalated Total	\$3,593,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:34AM

Project Number: 40000301

Project Title: Minor Works Preservation 2023-25 Biennium

Description

Starting Fiscal Year: 2024
Project Class: Preservation
Agency Priority: 0

Project Summary

Reappropriation of state funding and federal spending authority to complete minor works projects to repair, preserve and extend the life of state and federally supported Military Department Facilities.

Project Description

Reappropriation of state funding and federal spending authority is requested to complete minor works projects to repair, preserve, and extend the life of state and federally supported Military Department facilities. Projects are in construction and will be completed in the 2025-27 biennium.

Location

City: Lakewood

County: Statewide

Legislative District: 098

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

N/A.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	3,971,000		971,000	3,000,000	
057-1	State Bldg Constr-State	3,479,000		979,000	2,500,000	
Total		7,450,000	0	1,950,000	5,500,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
Total		0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000301	40000301
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

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:36AM

Project Number: 40000311

Project Title: Kent Readiness Center Water Damage Repairs

Description

Starting Fiscal Year: 2024
Project Class: Preservation
Agency Priority: 0

Project Summary

Reappropriation of State match and federal expenditure authority are provided for water damage repairs and stormwater mitigation at the Kent Readiness Center.

Project Description

State match and federal expenditure authority are provided for water damage repairs and stormwater mitigation at the Kent Readiness Center.

Location

City: Kent

County: King

Legislative District: 033

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

N/A.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	1,707,000		207,000	1,500,000	
057-1	State Bldg Constr-State	569,000		69,000	500,000	
	Total	2,276,000	0	276,000	2,000,000	0
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total		0	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000311	40000311
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

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 1:05AM

Project Number: 30000591

Project Title: Joint Force Readiness Center: Replacement

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 1

Project Summary

The Military Department requests additional state funding and federal expenditure authority to continue the construction of a new Washington National Guard Joint Force Headquarters (JFHQ) at Camp Murray, WA. The facility will consolidate the Washington Military Department (MIL), Washington Army National Guard (WAARNG), and Washington Air National Guard (WAANG) command and administrative programs into one location for a more efficient and unified working environment, combining staff and operations from eight buildings into one.

Project Description

Currently, the headquarters functions and support programs of the Military Department and Washington National Guard – comprised of 470+ personnel and 20 separate directorates – are housed in multiple Camp Murray facilities designed and built for National Guard operations 60 to 100 years ago. These facilities are aging and failing in structural integrity, infrastructure, and functionality. The need for a new JFHQ is not just a matter of preference but a pressing necessity for our forces' smooth operation. Please see Appendix A - Current Buildings Deficiencies for a listing of the affected buildings and their documented deficiencies.

The predesign for a new JFHQ was finalized in October 2022 and approved by the Office of Financial Management in May 2023. As documented in the attached predesign, the Military Department explored several alternatives. The preferred solution is a 94,863 square-foot consolidated headquarters facility located adjacent to the Pierce County Readiness Center on Camp Murray, WA. However, since our original cost projections, sustained high inflation and continued supply and equipment sourcing issues have significantly escalated the construction cost per square foot.

To reduce costs, the department has kept square footage below what is allowable or required under National Guard Bureau (NGB) rules and state guidelines. The project cost share is based on square footage per the sole use area of each directorate and combined shared use spaces. Space allotted to the Army Guard and all combined shared-use spaces are supported with the standard 75 percent federal and 25 percent state cost share for readiness centers. The Air Guard portion is supported with 100 percent federal funds, and the department's state function portion is 100 percent state cost.

The JFHQ differs from a traditional readiness center because most occupants are full-time personnel, unlike the part-time drilling population standard for other readiness centers. NGB has rules on area variances and required elements of a readiness center that must be followed to receive funding for construction. In general, these space allowances can only vary by 15 percent. Attaching the JFHQ to the Pierce County Readiness Center, built in 2016, allows several required elements, such as the large kitchen, drill hall, and parking, to be shared across the two facilities, thereby reducing costs significantly.

During the detailed analysis of required elements, shared use spaces, and cost-share agreements, the department identified elements that are state-only requirements, e.g., honorarium payments during the bid process, a third-party audit for a design-build project, specific site work testing, and new facility art requirements. In addition, NGB does not consider these non-reimbursable items as part of the overall project cost as subject to the cost-sharing agreement. In our proposed JFHQ budget, non-federal reimbursement items account for a few of the cost percentage changes previously provided.

The department expects long-term increased efficiency and effectiveness by consolidating functions from multiple aging facilities into a modern and energy-efficient JFHQ. In addition, the department plans to repair and repurpose the newly vacated buildings with the least amount of renovation required for units/programs operating with a space deficit. These facilities would then potentially have higher federal cost-share agreements, which will positively impact operating and capital costs for the facilities' preservation, restoration, and modernization.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 1:05AM

Project Number: 30000591

Project Title: Joint Force Readiness Center: Replacement

Description

In the 2023-25 Capital Budget, the Legislature appropriated \$42,000,000 of federal spending authority and \$12,000,000 in state match funding to build the portion of the facility dedicated to Army National Guard and Air National Guard functions. This request is for the other half of the facility, which will house the state administrative functions of the Military Department.

With predesign completed and approved, the department has begun the Request for Proposals process to contract for the project's next phase, design and construction, utilizing a design-build process. The department requests \$36,000,000 in state funding and \$4,000,000 in federal spending authority this biennium to complete this next phase. The furniture, fixtures, and equipment phase is planned for the next biennium for \$5,200,000 state funding and \$5,500,000 federal spending authority. The initial design phase of this project will continue to fine-tune square footage, infrastructure requirements, and cost-share details.

This request aligns with the timing of federal funding awards for the design and construction of the JFHQ. However, without the approval of this request for the 2025-27 biennium, the department will not be able to meet the federally required progress checkpoints for NGB funding. Failure to meet these checkpoints may result in NGB not awarding federal funding in the year of congressional appropriation, necessitating a full recompetition of the project. This would not only delay the project but also increase its overall cost. Therefore, it is crucial that funding for the next phase of the JFHQ project is approved in a timely manner.

The WA National Guard has a space deficit of 124,196 square feet on Camp Murray, and the statewide space deficit is 508,684 square feet. There is widespread overcrowding and utilization of spaces for purposes other than what was intended, such as administrative work areas in storage spaces or multiple desk configurations in single occupancy office spaces. These are two of the most common issues for all eight buildings and several others across Camp Murray. Some office spaces on Camp Murray were originally carriage houses or barns that were never intended to house personnel. Therefore, they do not have the HVAC and electrical infrastructure to support administrative use efficiently. If the JFHQ project does not continue, employees must continue working out of these ineffective and inefficient spaces not intended to serve as office buildings, which could significantly hamper their health, productivity and morale.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

There are no growth management impacts with this project. The site for this project is within the borders of Camp Murray and occupants are personnel that will vacate other buildings also located at Camp Murray therefore there is no reduction or increase in the number of personnel working on Camp Murray.

New Facility: Yes

How does this fit in master plan

The Joint Force Headquarters is #1 on our Long-Range Construction Plan.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	51,500,000			42,000,000	4,000,000
057-1	State Bldg Constr-State	53,500,000	165,000	19,000	12,116,000	36,000,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 1:05AM

Project Number: 30000591

Project Title: Joint Force Readiness Center: Replacement

Funding					
	Total				
	105,000,000	165,000	19,000	54,116,000	40,000,000
		Future Fiscal Periods			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2 General Fund-Federal	5,500,000				
057-1 State Bldg Constr-State	5,200,000				
Total	10,700,000	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
001-1	General Fund-State	563,000	563,000	563,000	563,000	563,000
001-2	General Fund-Federal	332,000	332,000	332,000	332,000	332,000
	Total	895,000	895,000	895,000	895,000	895,000

Narrative

Upon completion of this project, the Military Department will need increased funding in the operating budget for the maintenance and operations of this facility, with a 63 percent state share and 37 percent federal share to be reimbursed by the National Guard Bureau. This multi-use facility includes office space, a Joint Operations Center, storage, and other space. Based on the OFM Facilities Oversight and Planning Team’s 2022 estimates for state-owned office facilities (the type of space that best matches this facility), we estimate that operating costs will be \$9.02 per square foot. This cost includes custodial services, utilities (energy, refuse and water/sewer), groundskeeping, maintenance and repairs, pest control, and road clearance.

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	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	30000591	30000591
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 Military Department
Project Name	Joint Force Headquarters
OFM Project Number	30000591

Contact Information

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

Statistics

Gross Square Feet	94,863	MACC per Gross Square Foot	\$680
Usable Square Feet	86,239	Escalated MACC per Gross Square Foot	\$729
Alt Gross Unit of Measure			
Space Efficiency	90.9%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	6.35%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DB-Bridging	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.50%	Location Used for Tax Rate	Camp Murray
Contingency Rate	5%		
Base Month (Estimate Date)	July-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

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

Green cells must be filled in by user

Project Cost Summary

Total Project	\$98,018,652	Total Project Escalated	\$105,002,459
		Rounded Escalated Total	\$105,002,000
Amount funded in Prior Biennia			\$54,364,000
Amount in current Biennium			\$38,808,000
Next Biennium			\$11,830,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$300,000		
Design Phase Services	\$2,969,429		
Extra Services	\$1,554,250		
Other Services	\$2,371,092		
Design Services Contingency	\$3,756,739		
Consultant Services Subtotal	\$10,951,510	Consultant Services Subtotal Escalated	\$11,751,311

Construction			
Maximum Allowable Construction Cost (MACC)	\$64,544,747	Maximum Allowable Construction Cost (MACC) Escalated	\$69,122,900
DB-Bridging Risk Contingencies	\$0		
DB-Bridging Management	\$0		
Owner Construction Contingency	\$3,227,237		\$3,470,249
Non-Taxable Items	\$0		\$0
Sales Tax	\$6,438,403	Sales Tax Escalated	\$6,896,418
Construction Subtotal	\$74,210,388	Construction Subtotal Escalated	\$79,489,567

Equipment			
Equipment	\$10,047,407		
Sales Tax	\$954,504		
Non-Taxable Items	\$0		
Equipment Subtotal	\$11,001,911	Equipment Subtotal Escalated	\$11,830,355

Artwork			
Artwork Subtotal	\$522,400	Artwork Subtotal Escalated	\$522,400

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$485,600		
Other Project Admin Costs	\$234,250		
Project Administration Subtotal	\$719,850	Project Administration Subtotal Escalated	\$774,055

Other Costs			
Other Costs Subtotal	\$612,594	Other Costs Subtotal Escalated	\$634,770

Project Cost Estimate			
Total Project	\$98,018,652	Total Project Escalated	\$105,002,459
		Rounded Escalated Total	\$105,002,000

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 3:33PM

Project Number: 40000367

Project Title: Tumwater Field Maintenance Shop

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 2

Project Summary

The Military Department requests state funding and federal spending authority to design and construct a new Field Maintenance Shop (FMS) to replace the 46-year-old non-compliant facility at the Montesano Readiness Center. This new FMS will be co-located with the Thurston County Readiness Center, built in 2022, in Tumwater.

Project Description

The Field Maintenance Shop (FMS) at the Montesano Readiness Center, built in 1978, has far exceeded its life expectancy and is no longer suitable for modern military vehicle maintenance activities. According to National Guard Pamphlet 415-12, the facility is only one-third the size of federal standards. The maintenance bays are too short to accommodate the current military-issued vehicles, necessitating the bay doors to remain open during vehicle maintenance, even in inclement weather. The ceiling height is also insufficient to house the issued crane, leading to the use of a portable jack and extended work time. The facility lacks proper ventilation for vehicle exhaust, adequate spill and overflow protection for the petroleum, oils and lubricants storage, and a fire suppression system as required in modern vehicle maintenance shops.

The proposed 22,500-square-foot FMS replacement facility will be collocated with the Thurston County Readiness Center in Tumwater. Buildings and infrastructure included in the project are the FMS, an unheated enclosed vehicle storage building, a POL storage building, a flammable materials storage building, a controlled waste building, an unheated enclosed storage building, and a rigid pavement area for military equipment parking. This project request includes sustainability energy measures and comprehensive interior design services. These project elements are 100 percent reimbursable by the National Guard Bureau (NGB). However, the property has a high-water table and requires site development work, which is a state expense. The acquisition of works of art, as required by RCW 43.17.200, is also a 100 percent state expense.

The U.S. Congress has already chosen the project for the U.S. Department of Defense's Future Years Defense Program 2028, and NGB has allocated federal funding to Washington state. On May 3, 2024, NGB sent interim policy guidance for federal fiscal year 2028 MILCON projects stating that states must complete 35 percent of the project design and corresponding current working estimate, including cost schedule and risk assessment, by February 15, 2026. These documents are included with this project request. The site improvement design funding is also requested in the second supplement capital budget for the 2023-25 biennium to meet this deadline and avoid jeopardizing federal funding.

Delaying the funding of this project will result in the loss of \$41,650,000 in reimbursable federal funding. More importantly, not funding this project means our Soldiers will continue to work in an unsafe VMS facility, struggling to meet current and future operational requirements for the supported units within their assigned region. This situation could potentially place Washington residents at risk whenever regional Washington Army National Guard support is needed during disasters or emergencies. Continued degraded working conditions will in turn deteriorate morale of personnel, leading to a reduction in retention and recruitment.

The department explored renovating the existing FMS in Montesano and its ancillary buildings as an alternative. This option would not address the issues of short work bays, low ceilings, and space deficiencies. It is also costly, has a timing delay of 10-15 years, and would have to compete nationally for federal funding.

This project will span multiple biennia with the following schedule:

2023-25 Biennium (2nd Supplemental request)

Design of Site Improvements: \$480,000 state

**245 - Military Department
Capital Project Request**

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/10/2024 3:33PM

Project Number: 40000367

Project Title: Tumwater Field Maintenance Shop

Description

2025-27 Biennium

Design of Site Improvements: \$480,000 state (also requested in 2nd Supplemental)

Site Improvements: \$3,700,000 state

Design of Facilities: \$3,900,000 federal

Art Requirement (coordinated with design): \$247,000 state

2027-29 Biennium

Construction: \$39,000,000 federal

Furniture, Fixtures & Equipment: \$2,650,000 federal

The total project cost is \$49,977,000, with \$4,427,000 in state funding and \$45,550,000 reimbursable by NGB. For the 2025-27 biennium capital budget, the department requests \$4,427,000 in state funding and \$3,900,000 in federal spending authority.

Location

City: Tumwater

County: Thurston

Legislative District: 035

Project Type

Infrastructure (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	45,550,000				3,900,000
057-1	State Bldg Constr-State	3,947,000				3,700,000
	Total	49,497,000	0	0	0	7,600,000

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	41,650,000			
057-1	State Bldg Constr-State	247,000			
	Total	41,897,000	0	0	0

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000367	40000367
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 Military Department
Project Name	Tumwater Field Maintenance Shop
OFM Project Number	40000367

Contact Information

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

Statistics

Gross Square Feet	22,525	MACC per Gross Square Foot	\$1,416
Usable Square Feet	16,331	Escalated MACC per Gross Square Foot	\$1,627
Alt Gross Unit of Measure			
Space Efficiency	72.5%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	5.98%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.50%	Location Used for Tax Rate	Tumwater
Contingency Rate	5%		
Base Month (Estimate Date)	July-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	October-26
Construction Start	March-28	Construction End	September-29
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$43,316,736	Total Project Escalated	\$49,496,252
		Rounded Escalated Total	\$49,496,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$7,600,000
Next Biennium			\$41,896,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$2,231,595		
Extra Services	\$606,281		
Other Services	\$620,717		
Design Services Contingency	\$172,930		
Consultant Services Subtotal	\$3,631,523	Consultant Services Subtotal Escalated	\$3,900,001

Construction			
Maximum Allowable Construction Cost (MACC)	\$31,889,028	Maximum Allowable Construction Cost (MACC) Escalated	\$36,656,843
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,594,451		\$1,837,925
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,181,065	Sales Tax Escalated	\$3,657,158
Construction Subtotal	\$36,664,544	Construction Subtotal Escalated	\$42,151,926

Equipment			
Equipment	\$2,099,497		
Sales Tax	\$199,452		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,298,949	Equipment Subtotal Escalated	\$2,650,000

Artwork			
Artwork Subtotal	\$246,250	Artwork Subtotal Escalated	\$246,250

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$407,470		
Other Project Admin Costs	\$68,000		
Project Administration Subtotal	\$475,470	Project Administration Subtotal Escalated	\$548,075

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

Project Cost Estimate			
Total Project	\$43,316,736	Total Project Escalated	\$49,496,252
		Rounded Escalated Total	\$49,496,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:35AM

Project Number: 40000305

Project Title: Wenatchee Army National Guard Aviation Support Facility

Description

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 3

Project Summary

The Military Department is in the process of acquiring unimproved land located within the Pangborn Memorial Airport and Chelan Douglas Regional Port Authority in the vicinity of Wenatchee, Washington. The department requests funding for a predesign of a future Army Aviation Support Facility (AASF) and the design and construction of utilities. The AASF construction is planned for the 2029-31 biennium, with an estimated total footprint of approximately 30,000 square feet, which will include primary facilities such as an aircraft maintenance hangar, unheated aircraft storage hangar, and an aviation unit operations building.

Project Description

Problems and Opportunities:

An AASF provides full-time support to the Washington Army National Guard (WAARNG) aviation units, including flight operations, safety, maintenance, standardization, and training. Currently, WAARNG has two AASF facilities strategically located in Western and Eastern Washington: AASF#1 at Joint Base Lewis-McChord (JBLM) and AASF#2 at Wenatchee Pangborn. In the 2023-25 biennium budget, the legislature provided funding for a short-term 10-year lease to relocate Company C, 1st Battalion 112th Aviation Regiment (Co C 1-112th) from Fairchild Air Force Base during construction of a new AASF in Wenatchee. Their mission is to perform air movement, aerial sustainment, search and rescue, reconnaissance/observation, and command and control in support of Homeland Security/Defense requirements and other select operations. Co C 1-112th consists of 17 full-time personnel, 62 part-time personnel, and six UH-72A Lakota rotary aircraft.

Based on analysis from the State Army Aviation Office, two other detachments should be restationed to the AASF#2 in Wenatchee. The Medical Evacuation (MEDEVAC) Detachment, Detachment 2, Co C, 1-168th AVN Regiment, will move from JBLM to the eastern portion of the state to better train and support its medical evacuation mission. The MEDEVAC detachment has 21 part-time personnel with four full-time personnel and three UH-60L medium utility helicopters. Additionally, the 268th Engineering Detachment consisting of three full-time personnel and seven part-time personnel will be stationed with the AASF#2 to assist with the firefighting mission. The 268th Engineering Detachment provides fire-prevention and protection, aircraft crash rescue, and hazardous material responses.

Project Overview:

The department received a \$3,500,000 appropriation in the Military Department Capital Account during the 2023-25 biennium budget to purchase an approximately 28-acre undeveloped land parcel that meets the Department of Defense (DoD) standards and strategic mission requirements for an AASF. The size of the parcel allows for future growth and/or the possible co-location of other department programs and/or state agencies. The parcel also allows for the necessary Anti-Terrorism/Force Protection setback requirements as well as quick access to major transportation hubs thereby giving the WAARNG the ability to effectively and efficiently react to contingencies.

The department requests \$7,800,000 in state funding for the design and construction of utilities at the site. The cost of utilities is based on a Planning Estimate Summary dated August 2022 by RH2 Engineering (attached). The department also requests \$450,000 of state funding for a predesign. Given the design and construction are 100 percent federally funded and the land purchase is being secured, there is no federal requirement for a predesign. If a predesign waiver is granted, the state share would reduce to land development only this biennium at \$7,800,000, and art next biennium at \$416,250.

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:35AM

Project Number: 40000305

Project Title: Wenatchee Army National Guard Aviation Support Facility

Description

The projected cost and timeline below are based on the expected receipt of federal funding from the National Guard Bureau:

2025-27 Biennium:

Pre-design study for the AASF, estimated to be \$450,000 (100% state).

Utilities Design and Construction, estimated to be \$7,800,000 (100% state).

2027-29 Biennium:

Design of 30,000 SF AASF estimated to be \$6,500,000 (100% federal).

Artwork estimated to be \$416,000 (100% state).

2029-31 BN: Construction of AASF, estimated to be \$65,000,000 (100% federal).

Impacts and Alternatives:

Without funding for utility improvements, the land acquisition will halt, and another long-term strategic location will be needed. It must be understood that the facility's lease is meant to be temporary. Delay of any of the design and construction could jeopardize WAARNG's long-term mission to support Central and Eastern Washington. The AASF#2 mission remains at the Wenatchee Pangborn facility until the lease and its options are expired. The current Wenatchee Pangborn lease, as written, cannot be renewed past its initial 10-year term and the five one-year term extensions. This would necessitate the lease or purchase of another facility to house AASF#2 within 15 years.

The department has explored many options already, including the department's current inventory, federal facilities, commercial airports, and contractor-owned and operated facilities, including Grant County International Airport, Tri-Cities Airport, Spokane International Airport, Felts Field, and Yakima Municipal Airport. All other civilian airports lacked the infrastructure or population demographics to support an ARNG flight facility. After a thorough review, it was determined that Moses Lake and Tri-Cities currently have existing hangars available for lease. However, both of these facilities would require an estimated three years and at least \$6,000,000 in state funds to meet the minimal current operational needs, while not providing any opportunities for future growth. If a new strategic location is not found in Eastern Washington, there will be a critical facility gap leading to significant delays in response times and reduced capabilities.

A delay in finalizing the purchase of this land would affect the timeline of conducting the required pre-design, design, and construction of this facility in accordance with our projected cost and timeline listed above.

Location

City: Unincorporated

County: Douglas

Legislative District: 007

Project Type

New Facilities/Additions (Major Projects)

**245 - Military Department
Capital Project Request**

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:35AM

Project Number: 40000305

Project Title: Wenatchee Army National Guard Aviation Support Facility

Description

Growth Management impacts

This project is within the airport zoned area and local stakeholders have been involved in the planning process and support the long-range plan for this WA National Guard Site. There are no known major growth management impacts that we are aware of at this time.

New Facility: Yes

How does this fit in master plan

This is a replacement for the Washington National Guard Army Aviation Support Facility in Spokane that must be vacated. The Wenatchee Pangborn Memorial Airport location provides a strategic location for Washington Army National Guard responses statewide. This project is not yet on the Department of Defense Future Year Defense Program, as that first requires the purchase of land for the project.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	71,500,000				
057-1	State Bldg Constr-State	8,667,000				8,250,000
364-1	Military Dep Cap Act-State	3,500,000			3,500,000	
	Total	83,667,000	0	0	3,500,000	8,250,000
			Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal	6,500,000	65,000,000			
057-1	State Bldg Constr-State	417,000				
364-1	Military Dep Cap Act-State					
	Total	6,917,000	65,000,000	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
001-1	General Fund-State	175,000	175,000	175,000	175,000	175,000
001-2	General Fund-Federal	606,000	606,000	606,000	606,000	606,000
	Total	781,000	781,000	781,000	781,000	781,000

**245 - Military Department
Capital Project Request**

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:35AM

Project Number: 40000305

Project Title: Wenatchee Army National Guard Aviation Support Facility

Operating Impacts

Narrative

Upon completion of this project in 2033 or later, the Military Department will need increased federal expenditure authority and funding in the operating budget for the maintenance and operations of this facility. The AASF is a warehouse facility and the Readiness Center is a multi-use facility that includes office space, a drill floor, storage and other space. We estimated costs based on the OFM Facilities Oversight and Planning Team's 2022 estimates for leased warehouse (non-temperature) facilities at \$3.78 per square foot and state-owned office facilities at \$8.33 per square foot (the type of spaces that best match). This cost includes custodial services, utilities (energy, refuse and water/sewer), groundskeeping, maintenance and repairs, pest control and road clearance.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000305	40000305
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 Military Department
Project Name	Wenatchee Limited Army Aviation Support Facility (LAASF) # 2
OFM Project Number	40000305

Contact Information

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

Statistics

Gross Square Feet	25,620	MACC per Gross Square Foot	\$1,949
Usable Square Feet	23,290	Escalated MACC per Gross Square Foot	\$2,447
Alt Gross Unit of Measure			
Space Efficiency	90.9%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	6.65%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.09%	Location Used for Tax Rate	Wenatchee
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	July-25	Predesign End	January-26
Design Start	July-28	Design End	June-29
Construction Start	December-30	Construction End	June-32
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$67,775,320	Total Project Escalated	\$83,666,251
		Rounded Escalated Total	\$83,666,000
Amount funded in Prior Biennia			\$3,500,000
Amount in current Biennium			\$8,250,000
Next Biennium			\$6,500,000
Out Years			\$65,416,000

Acquisition			
Acquisition Subtotal	\$3,500,000	Acquisition Subtotal Escalated	\$3,500,000

Consultant Services			
Predesign Services	\$395,813		
Design Phase Services	\$3,057,108		
Extra Services	\$1,086,440		
Other Services	\$1,080,699		
Design Services Contingency	\$281,003		
Consultant Services Subtotal	\$5,901,063	Consultant Services Subtotal Escalated	\$6,950,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$49,926,613	Maximum Allowable Construction Cost (MACC) Escalated	\$62,695,204
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$2,496,331		\$3,148,622
Non-Taxable Items	\$0		\$0
Sales Tax	\$4,765,423	Sales Tax Escalated	\$5,985,426
Construction Subtotal	\$57,188,366	Construction Subtotal Escalated	\$71,829,252

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

Artwork			
Artwork Subtotal	\$416,250	Artwork Subtotal Escalated	\$416,250

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$682,241		
Other Project Admin Costs	\$87,400		
Project Administration Subtotal	\$769,641	Project Administration Subtotal Escalated	\$970,749

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

Project Cost Estimate			
Total Project	\$67,775,320	Total Project Escalated	\$83,666,251
		Rounded Escalated Total	\$83,666,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:27AM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 4

Project Summary

This request provides supplemental funding for the Moses Lake Readiness Center (RC) renovation project. The project requires additional electrical, information technology, and plumbing renovations, hazardous material removal and abatement, and an archeological monitor for the construction portion that were not included in the original cost estimate for the project.

Project Description

The Moses Lake RC has gone more than 30 years with no significant renovations. The 2023-25 capital budget appropriated \$3,080,000 in federal spending authority and \$2,462,000 in state funding to repair the ceiling, walls and floor from prior water damage; renovate the kitchen, which is currently inoperable as it does not meet current health and safety codes; install showers and restrooms; replace four original water heaters; and install a full sprinkler system.

During the design process, the department became aware of asbestos, lead and polychlorinated biphenyls that need removal in the flooring of the former Indoor Firing Range. In addition, we've learned that the project will need more electrical, plumbing, and information technology infrastructure work and there is a request for an archeological monitor from the Confederated Tribes and Bands of the Yakama Nation. The budget on this project was expected to be short due to recent cost increases in goods and services and the department requested additional funding in the 2024 supplemental but it was not funded.

The total project funding requirement is \$6,467,000, with a federal share of \$3,656,000 and a state match of \$2,811,000. This request is based on the original scope of the project, the actual construction contract, and known additional costs. An adjusted scope to reduce costs is not possible on this project as it would leave critical components of the facility inoperable or non-existent such as the kitchen, showers and restrooms or information technology infrastructure.

The department requests an additional \$349,000 in state funding and an additional \$576,000 in federal spending authority to complete the project. Federal funding has been provided and the project is moving into construction.

Location

City: Moses Lake

County: Grant

Legislative District: 013

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Expenditures

2025-27 Fiscal Period

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:27AM

Project Number: 40000194

Project Title: Moses Lake Readiness Center Renovation

Funding

<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 Appropriations</u>
001-2	General Fund-Federal	3,656,000		180,000	2,900,000	576,000
057-1	State Bldg Constr-State	2,811,000		162,000	2,300,000	349,000
	Total	6,467,000	0	342,000	5,200,000	925,000

Future Fiscal Periods

	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2 General Fund-Federal				
057-1 State Bldg Constr-State				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000194	40000194
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 Military Department	
Project Name	Moses Lake RC Renovation	
OFM Project Number	40000194	

Contact Information

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

Statistics

Gross Square Feet	13,065	MACC per Gross Square Foot	\$338
Usable Square Feet	11,043	Escalated MACC per Gross Square Foot	\$346
Alt Gross Unit of Measure			
Space Efficiency	84.5%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.26%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.35%	Location Used for Tax Rate	Moses Lake
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	A04578
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-23	Design End	June-24
Construction Start	November-24	Construction End	November-25
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$6,248,945	Total Project Escalated	\$6,385,556
		Rounded Escalated Total	\$6,386,000
Amount funded in Prior Biennia			\$5,542,000
Amount in current Biennium			\$844,000
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$484,982		
Extra Services	\$0		
Other Services	\$184,529		
Design Services Contingency	\$66,951		
Consultant Services Subtotal	\$736,462	Consultant Services Subtotal Escalated	\$742,423

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,413,864	Maximum Allowable Construction Cost (MACC) Escalated	\$4,518,473
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$441,386		\$451,848
Non-Taxable Items	\$0		\$0
Sales Tax	\$502,553	Sales Tax Escalated	\$514,464
Construction Subtotal	\$5,357,804	Construction Subtotal Escalated	\$5,484,785

Equipment			
Equipment	\$39,834		
Sales Tax	\$4,123		
Non-Taxable Items	\$0		
Equipment Subtotal	\$43,957	Equipment Subtotal Escalated	\$45,000

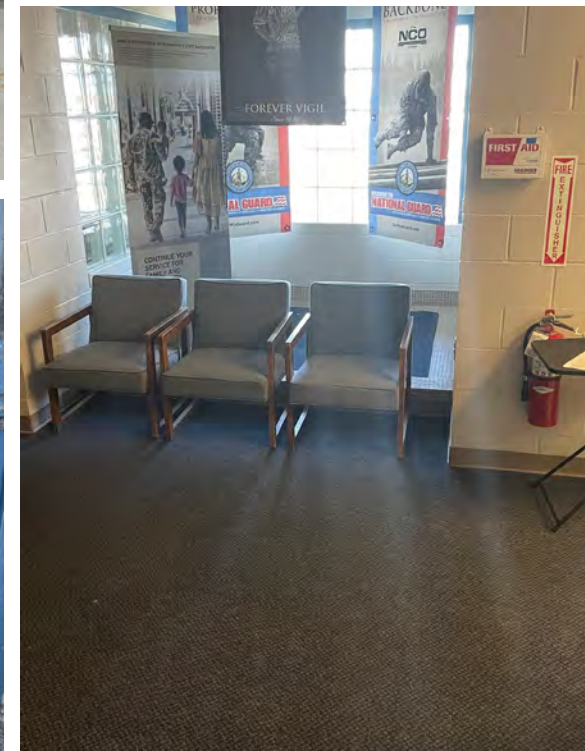
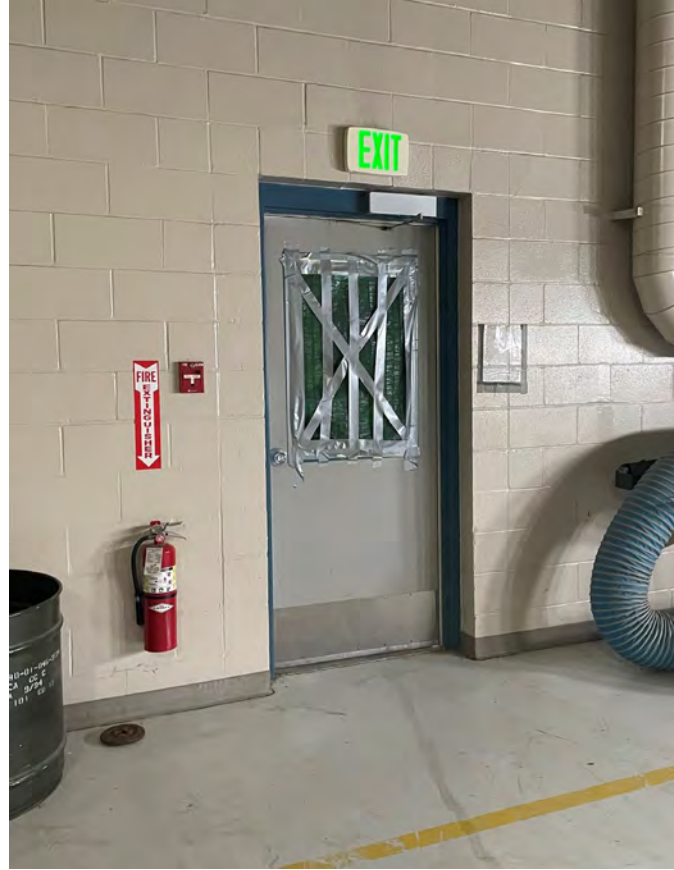
Artwork			
Artwork Subtotal	\$0	Artwork Subtotal Escalated	\$0

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$70,723		
Other Project Admin Costs	\$40,000		
Project Administration Subtotal	\$110,723	Project Administration Subtotal Escalated	\$113,348

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

Project Cost Estimate			
Total Project	\$6,248,945	Total Project Escalated	\$6,385,556
		Rounded Escalated Total	\$6,386,000

Moses Lake
Readiness
Center
Current
Conditions





245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:58AM

Project Number: 40000356

Project Title: Geiger Field 402 Renovation

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 5

Project Summary

As part of a larger site development project at Geiger Field, this project will enhance strategic operations for major elements of the 161st Infantry Regiment, the 96th Troop Command, and the Homeland Response Force federal, state, and regional missions. The renovation of building 402 would encompass updating its roof and infrastructure systems (HVAC, electrical, and communication), optimizing space usage, and offsetting the missing functional areas of Geiger Field building 200 to create a complete Readiness Center at Geiger Field.

Project Description

Situated adjacent to the Spokane International Airport, the Geiger Field site was transferred from the Washington Air National Guard to the Washington Army National Guard (WAARNG) in 2012. The 20.3-acre site has four major buildings, built to Air National Guard specifications and requirements 50-60 years ago. The WAARNG has a long-term renovation and restoration plan for the Geiger Field site, specifically buildings 200, 300, and 402, which will serve as a base of operations for major elements of the 161st Infantry Regiment, the 96th Troop Command and the Homeland Response Force (HRF) missions. The current unit at Geiger Field, the 144th Headquarters Digital Liaison Detachment, will be stationed at the Fairchild Air Force Base Air Force Reserve Command.

The C Company of the 1-161st Infantry Regiment (currently at the Spokane Readiness Center), the 96th Troop Command (currently at Joint Base Lewis-McChord), and the Homeland Response Force (located at multiple sites across the state) are keystone units of the WAARNG, the state of Washington, and Federal Emergency Management Agency (FEMA) Region 10 (Alaska, Idaho, Oregon, and Washington states) responding to missions both home and abroad. From mudslides and wildfires to the global pandemic, these Soldiers have responded to diverse domestic emergencies. The HRF is a regionally aligned (FEMA Region 10) chemical, biological, radiological, nuclear, high-yield explosive asset established to support and enhance local, state, and federal emergency managers in response to natural, human-made, or terrorist-initiated disasters and additional hazards within six hours. Relocating these keystone units to this centralized site adjacent to a major airport provides enhanced strategic mobility and optimal equipment and supplies staging.

This project request focuses on Geiger Field Building 402, a 50-year-old building constructed in 1974 with a 16,554-square foot footprint. The National Guard Bureau (NGB) has accepted the Geiger Field Building 402 project as an authorized project, and it is competing as priority number two to receive federal funding in federal fiscal year (FFY) 2025 for design and FFY 2026 for construction.

The project scope is based on the planned stationing and utilizing buildings 200 and 402 combined to create a single Readiness Center at Geiger Field. The functional space allowances are based on the authorized space per NGB guidelines and the existing building configuration. The department prepared the attached DoD Form 1390/91 worksheet to support the planning process and functional space analysis. The specific scope of this renovation project is determined based on the identified priorities of the stakeholders and the urgent need to address the deteriorating condition of the building:

1. Remove and replace the building's roof.
2. Remove and replace the building's heating, ventilation, and air-conditioning (HVAC) system.
3. Restore the existing restrooms and showers, including converting nearby storage space to increase the footprint by approximately 900 square feet.

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:58AM

Project Number: 40000356

Project Title: Geiger Field 402 Renovation

Description

4. Renovate the breakroom area, 320 square feet.
5. Renovate the existing arms vault, including expanding into the nearby storage space, to meet the unit's authorization of 600 square feet.
6. Modify 3,432 square feet of administrative offices into:
 - a. One private office,
 - b. 21 open spaces, and
 - c. Six full-time personnel spaces.
7. Relocate the 762 square feet locker rooms to a larger space adjacent to the restrooms and showers and use the vacated space for Organizational Clothing and Individual Equipment (OCIE) functions.
8. Renovate 1,739 square feet of unit storage space to include expansion into nearby functional spaces.
9. Renovate and modernize 2,084 square feet of classroom space with an updated information technology (IT) (federal network) and audio-visual system to enhance training capabilities.
10. Renovate the existing 700 square feet physical fitness room.
11. Relocate the 115 square feet IT network space to include an upgrade to the latest systems and infrastructure to comply with the Army Security Technical Implementation Guide.
12. Renovate the former OCIE and classroom space near the breakroom into a 1,201 square feet multi-purpose training area.
13. Upgrade a 356 square feet space for maintenance and storage.
14. Replace all worn and damaged lighting, floors and interior/exterior doors.
15. Patching and repainting/resealing walls (a combination of drywall and concrete surfaces throughout the building).

Due to the building's age, it is appropriate to assume it has lead-based paint and asbestos-containing materials. The presence of either or both requires adherence to local, state, and federal regulatory requirements for abatement and disposal.

Alternatives like new construction or leasing are not cost-effective and require longer lead time for site selection, planning, approvals, and funding. Locating a lease site sized appropriately to meet NGB requirements and the requisite security is nearly impossible. New construction requires the purchase of land at the state's expense and competition nationally for federal funding, which has a timeline of over ten years and minimal chance of success with the current scoring model. The WAARNG currently has a statewide space deficit of 502,949 square feet in readiness centers, meaning multiple units across the state are operating in facilities that are cramped and non-compliant with NGB guidelines. Therefore, relocating these units to another site meeting the exact mission requirements and strategic value is not feasible. If this project is not approved for funding, not only will the building continue to degrade, but it will also be unable to meet the functional requirements of the incoming units, delaying their transition to this strategic location and hampering their ability to perform their state and federal missions.

The total project funding requirement is \$9,845,000, with a federal share of \$5,275,000 to be reimbursed by NGB and a state match requirement of \$4,570,000. The project is phased across two biennia with design starting in fiscal year 2027. The department requests \$537,000 in federal spending authority and \$465,000 in state funding in the 2025-27 Capital Budget and anticipates requesting \$4,646,000 in federal spending authority and \$4,035,000 in state funding for construction in the next biennium.

This project utilizes a combination of 25 percent state and 75 percent federal funding on the modernization scope and 50 percent federal and 50 percent state match funding on the sustainment work. As mentioned above, the cost-sharing scheme

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:58AM

Project Number: 40000356

Project Title: Geiger Field 402 Renovation

Description

maximizes the federal funding available for the project. Since it is currently competing as priority number two to receive federal funding for design in the federal fiscal year (FFY) 2025, the department will have a short three-month window to execute a design contract at the beginning of the 2025-27 biennium. Any delay in funding will jeopardize the execution requirements for federal funding.

Location

City: Spokane

County: Spokane

Legislative District: 005

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	5,183,000				537,000
057-1	State Bldg Constr-State	4,500,000				465,000
	Total	9,683,000	0	0	0	1,002,000
		Future Fiscal Periods				
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal	4,646,000				
057-1	State Bldg Constr-State	4,035,000				
	Total	8,681,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000356	40000356
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 Military Department	
Project Name	Geiger Field RC Bldg 402 Renovation	
OFM Project Number	40000356	

Contact Information

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

Statistics

Gross Square Feet	16,445	MACC per Gross Square Foot	\$401
Usable Square Feet	15,400	Escalated MACC per Gross Square Foot	\$434
Alt Gross Unit of Measure			
Space Efficiency	93.6%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.85%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.00%	Location Used for Tax Rate	Spokane
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	July-25	Design End	February-26
Construction Start	May-26	Construction End	September-27
Construction Duration	16 Months		

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Project Cost Summary

Total Project	\$8,976,980	Total Project Escalated	\$9,690,800
		Rounded Escalated Total	\$9,691,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$1,001,000
Next Biennium			\$8,690,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$594,995		
Extra Services	\$0		
Other Services	\$266,712		
Design Services Contingency	\$86,171		
Consultant Services Subtotal	\$947,877	Consultant Services Subtotal Escalated	\$1,000,900

Construction			
Maximum Allowable Construction Cost (MACC)	\$6,600,389	Maximum Allowable Construction Cost (MACC) Escalated	\$7,143,602
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$660,039		\$714,361
Non-Taxable Items	\$0		\$0
Sales Tax	\$653,475	Sales Tax Escalated	\$707,256
Construction Subtotal	\$7,913,903	Construction Subtotal Escalated	\$8,565,219

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$80,200		
Other Project Admin Costs	\$35,000		
Project Administration Subtotal	\$115,200	Project Administration Subtotal Escalated	\$124,681

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

Project Cost Estimate			
Total Project	\$8,976,980	Total Project Escalated	\$9,690,800
		Rounded Escalated Total	\$9,691,000

Project Information



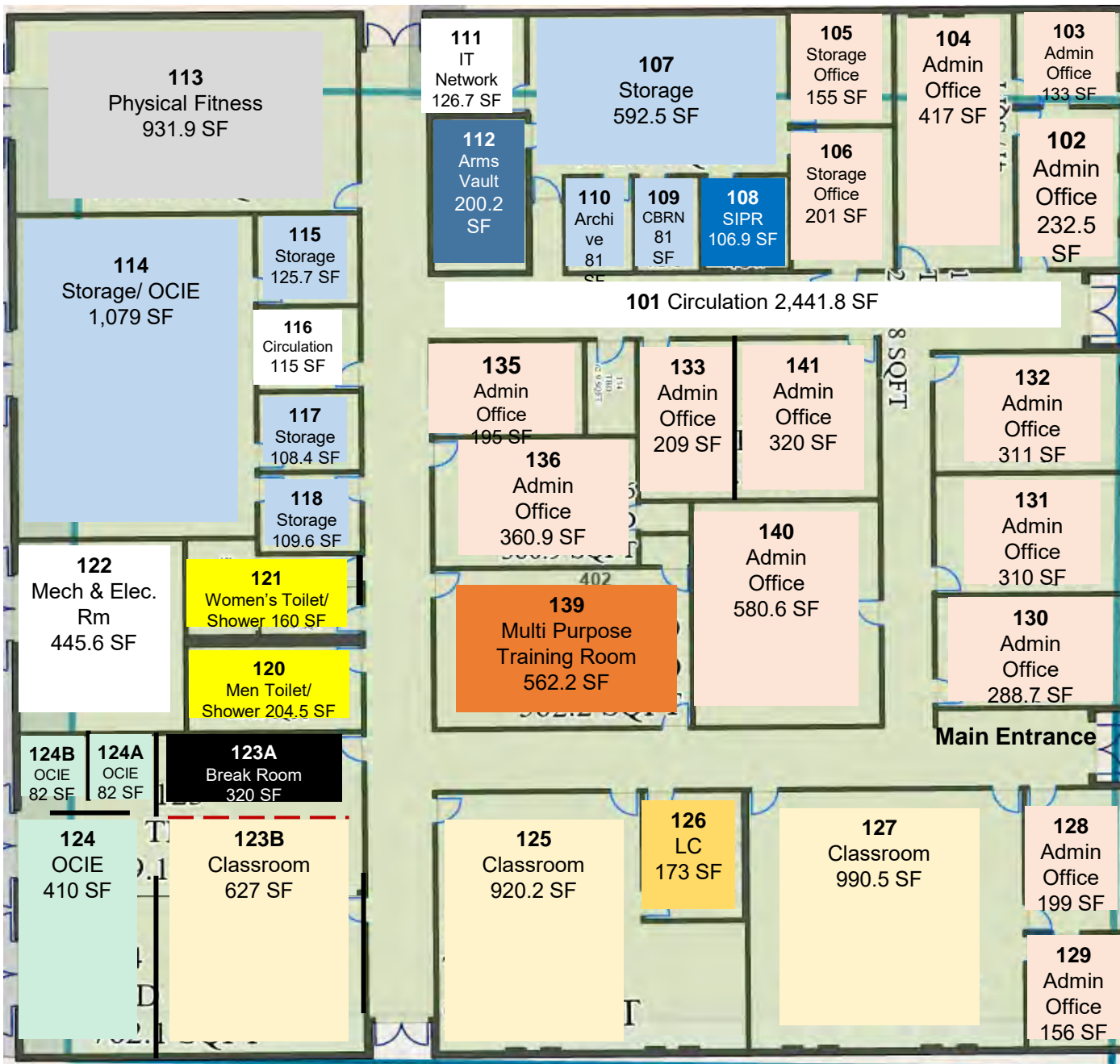
- R&M IPL: FY 25 No. 2
- CB Priority: No. 8
- Federal PN: 53200026
- Project Name: Geiger Field Bldg 402 Renovation**
- Project location: Spokane, WA
- Projected Year:
 - Design:
 - FFY 2025/ SFY 2026
 - Construction
 - FFY 2026/ SFY 2027
- Date of Site Visit: _____
- Site Visit Attendees:

□ Scope:

- **Estimated SRM Cost is ~ \$9.8M**



- Building 402 was built in 1974 and is 16,554 SF. This project is the provision of labor and materials to address several issues throughout the facility. Specific work shall include but not be limited to:
 1. Roof Repair/Replacement
 2. HVAC system Repair/Replacement
 3. *Additional toilets and showers/Upgrade of current restrooms (900 SF, 450 for Men, 450 for Women, build deficit 848 SF at GF200)*
 4. *Break room upgrade (320 SF)*
 5. *Additional Vault Space (612 SF, renovate and add)*
 6. *Additional Locker Room Space (762 SF, renovate, build deficit at GF 200 2,174)*
 7. *Additional Supply Room Space (1,739 Sf renovate and repair)*
 8. *Renovate 3,432 SF (6 rooms for Basic, 6 FT, 21 Open office and 1 P5)*
 9. *Renovate and modernize AV and IT of the 2,084 SF Classrooms (596 SF deficit to be altered at GF200)*
 10. *Renovate Fitness Room (700 SF)*
 11. *Renovate Maintenance and Storage Rooms (356 SF, 489 SF deficit to be altered at GF200)*
 12. *Upgrade and renovate and admin room as IT and network room relocation (115 SF)*
 13. *Renovate 1,201 Multi Purpose Training Room*
 14. *Lighting/lighting controls upgrade – entire building*
 15. *Patch/paint walls and doors/Replace door and lock hardware – entire building*
 16. *Flooring Replacement – entire building*
 17. *Exterior Doors AT/FP Upgrade*
 18. *Removal of multiple walls*
- Environmental, historical, cultural, civil, electrical/plumbing requirements, etc.



FUNCTIONAL SPACE

As of 29 Feb 2024

Site Name:
**Geiger Field
Spokane, WA**

Site Code:

53C40

Fac. No.

00402

RPUID:

1448088

Total Bldg SF:

16,554 SF

CATCODE:

17180

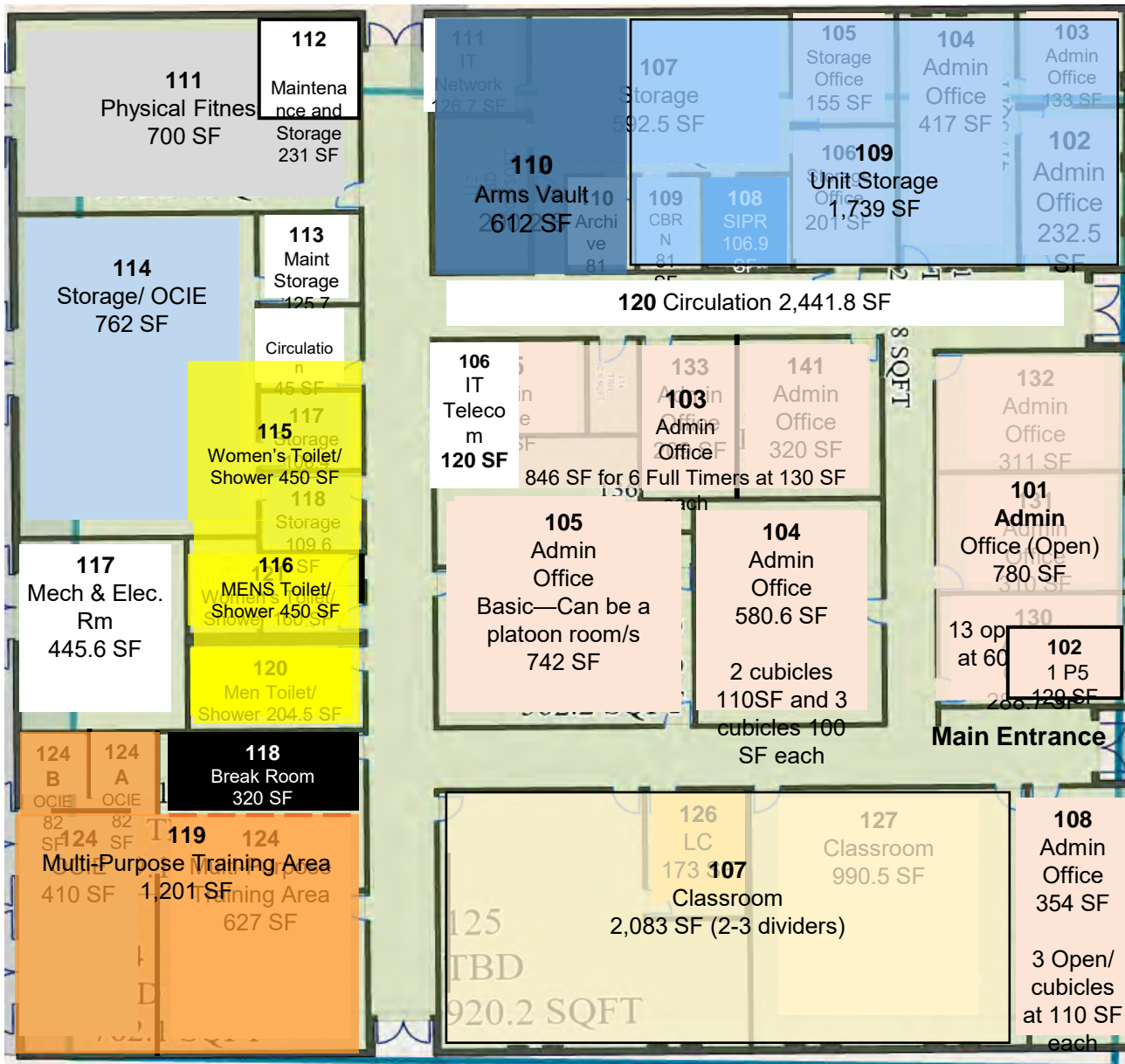
**(Readiness
Center)**



FUNCTIONAL SPACE

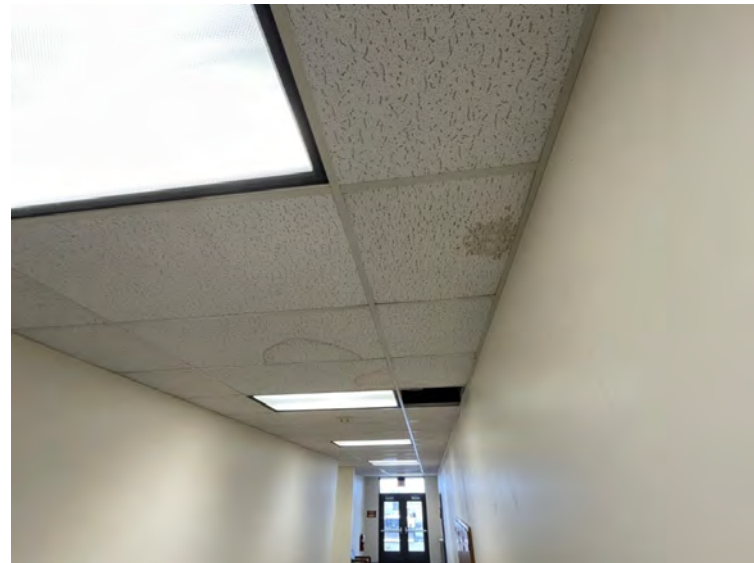
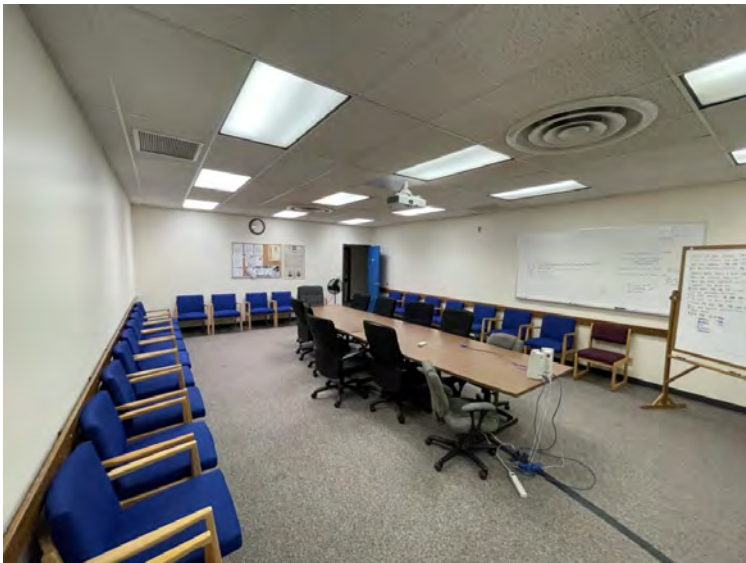
Alteration Project

Site Name:
Geiger Field
Spokane, WA
 Site Code:
53C40
 Fac. No.
00402
 RPUID:
1448088
 Total Bldg SF:
16,554 SF
 CATCODE:
17180
(Readiness Center)





Current Conditions





Current Conditions





Current Conditions



245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:57AM

Project Number: 40000355

Project Title: Geiger Field 300 Homeland Response Force (HRF) Alteration

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 8

Project Summary

As part of a larger site development project at Geiger Field, this project will enhance strategic operations for significant elements of the 161st Infantry Regiment, the 96th Troop Command, and the Homeland Response Force (HRF) federal, state, and regional missions. The renovation of building 300 from a Field Maintenance Shop to a Readiness Center and the addition of approximately 15,000 square feet of storage space at Geiger Field will allow the HRF to have personnel and equipment strategically located adjacent to the Spokane International Airport rather than dispersed across the state.

Project Description

Situated adjacent to the Spokane International Airport, the Geiger Field site was transferred from the Washington Air National Guard to the Washington Army National Guard (WAARNG) in 2012. The 20.3-acre site has four major buildings, built to Air National Guard specifications and requirements 50-60 years ago. The WAARNG has a long-term renovation and restoration plan for the Geiger Field site, specifically buildings 200, 300, and 402, which will serve as a base of operations for major elements of the 161st Infantry Regiment, the 96th Troop Command and the Homeland Response Force (HRF) missions. The current unit at Geiger Field, the 144th Headquarters Digital Liaison Detachment, will be stationed at the Fairchild Air Force Base Air Force Reserve Command.

The C Company of the 1-161st Infantry Regiment (currently at the Spokane Readiness Center), the 96th Troop Command (currently at Joint Base Lewis-McChord), and the Homeland Response Force (located at multiple sites across the state) are keystone units of the WAARNG, the state of Washington, and Federal Emergency Management Agency (FEMA) Region 10 (Alaska, Idaho, Oregon, and Washington states) responding to missions both home and abroad. From mudslides and wildfires to the global pandemic, these Soldiers have responded to diverse domestic emergencies. The HRF is a regionally aligned (FEMA Region 10) chemical, biological, radiological, nuclear, high-yield explosive asset established to support and enhance local, state, and federal emergency managers in response to natural, human-made, or terrorist-initiated disasters and additional hazards within six hours. Relocating these keystone units to this centralized site adjacent to a major airport provides enhanced strategic mobility and optimal equipment and supplies staging.

This project focuses on converting Building 300, a 7,000 square foot former Field Maintenance Shop (FMS), into a Readiness Center (RC) and constructing an approximately 15,000 square feet dedicated organizational storage space to be used by the HRF. For the 2025-27 state biennium, the Military Department requests a predesign at a cost of \$300,000 to be executed in the first fiscal year. The predesign will further refine the scope, provide a comprehensive cost estimate, and explore additional options for the Geiger Field site. For the 2027-29 state biennium, the department anticipates a funding requirement of \$22,000,000 of federal spending authority with a state match of \$7,337,000 for design and construction.

Alternatives like new construction or leasing are not cost-effective and require longer lead time for site selection, planning, approvals, and funding. Locating a lease site sized appropriately to meet NGB requirements and the requisite security is nearly impossible. New construction requires the purchase of land at the state's expense and competition nationally for federal funding, which has a timeline of over ten years and minimal chance of success with the current scoring model. The WAARNG currently has a statewide Readiness Center space deficit of 502,949 square feet, meaning multiple units across the state are operating in facilities that are cramped and non-compliant with NGB guidelines. Therefore, relocating these units to another site meeting the exact mission requirements and strategic value is not feasible.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:57AM

Project Number: 40000355

Project Title: Geiger Field 300 Homeland Response Force (HRF) Alteration

Description

If this project is not approved for funding, not only will the building continue to degrade, but it will not be able to meet the functional requirements of the HRF, delaying their transition to this strategic location. This would continue the operational separation of the HRF mission essential equipment at Joint Base Lewis-McChord and personnel at Geiger Field and Spokane RC, which impedes a rapid response capability. This facility will enhance readiness year-round by ensuring that critical equipment and supplies are available immediately to support the HRF mission while having the 96th Troop Command located at the same location, improving their readiness pace.

Location

City: Spokane

County: Spokane

Legislative District: 005

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
001-2	General Fund-Federal	22,000,000				
057-1	State Bldg Constr-State	7,637,000				300,000
	Total	29,637,000	0	0	0	300,000
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal	22,000,000				
057-1	State Bldg Constr-State	7,337,000				
	Total	29,337,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000355	40000355
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 Military Department
Project Name	Geiger Field Bldg 300 (HRF) Renovation & Addition
OFM Project Number	40000355

Contact Information

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

Statistics

Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	C
Construction Type	Warehouses	A/E Fee Percentage	6.42%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	9.00%	Location Used for Tax Rate	Spokane
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

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

Green cells must be filled in by user

Project Cost Summary

Total Project	\$26,420,951	Total Project Escalated	\$29,637,000
		Rounded Escalated Total	\$29,637,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$300,000
Next Biennium			\$2,667,000
Out Years			\$26,670,000

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

Consultant Services			
Predesign Services	\$300,000		
Design Phase Services	\$1,671,115		
Extra Services	\$230,000		
Other Services	\$427,169		
Design Services Contingency	\$131,414		
Consultant Services Subtotal	\$2,759,698	Consultant Services Subtotal Escalated	\$2,967,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$20,441,567	Maximum Allowable Construction Cost (MACC) Escalated	\$23,040,469
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,022,078		\$1,152,394
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,931,728	Sales Tax Escalated	\$2,177,358
Construction Subtotal	\$23,395,373	Construction Subtotal Escalated	\$26,370,221

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$230,674		
Other Project Admin Costs	\$35,205		
Project Administration Subtotal	\$265,879	Project Administration Subtotal Escalated	\$299,779

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

Project Cost Estimate			
Total Project	\$26,420,951	Total Project Escalated	\$29,637,000
		Rounded Escalated Total	\$29,637,000

Project Information



❑ Geiger Field Bldg 300





Current Conditions - HVAC



1. COMPONENT ARNG	FY 2026 GUARD AND RESERVE MILITARY CONSTRUCTION			2. DATE 07 June 24	
3. INSTALLATION AND LOCATION Geiger Field, WA				4. AREA CONSTR COST INDEX 1.73	
5. FREQUENCY AND TYPE UTILIZATION Administration 4 days/week, with 2-day training assembly 1 time/month. Reservists 1 weekends/month					
6. OTHER ACTIVE/GUARD/RESERVE INSTALLATIONS WITHIN 15 MILE RADIUS ARNG, Spokane - Fairchild Air Force Base, WA, 4.75 MI, AFRC, 15,277 SF, 2010 ARNG, Spokane - Fairchild Air Force Base, WA, 4.75 MI, FMS, 16,773 SF, 2010 ARNG, Spokane - Fort George Wright, WA, 5.29 MI, FMS, SF, 1938 ARNG, Spokane - Camp Seven Mile, WA, 8.23 MI, Land, 321 AC, 1985 ARNG, Spokane, WA, 9.79 MI, RC, 60,399 SF, 2006					
7. PROJECTS REQUESTED IN THIS PROGRAM					(DESIGN STATUS)
CATEGORY CODE	PROJECT TITLE	SCOPE	COST (\$000)	START	COMPLETE
44224	Organizational Storage Building	19,387 SF	20,000	31/10/2025	31/12/2026
		1,801.11 m2			
8. STATE RESERVE FORCES FACILITIES BOARD RECOMMENDATION Facilities identified in item 7 have been examined by Joint Service Reserve Component Facility Board (JSRCFB) for possible joint use/expansion. The Board recommends unilateral construction.					<u>09 AUG 2023</u> (Date)
9. LAND ACQUISITION REQUIRED None					<u>0</u> (Number of Acres)
10. PROJECTS PLANNED IN NEXT FOUR YEARS					
CATEGORY CODE	PROJECT TITLE	SCOPE	COST (\$000)		
N/A	NONE	XX,XXX SF X,XXXX m2	XX,XXX		
SRM BACKLOG (\$000): \$XXXX A SITE SURVEY HAS BEEN COMPLETED AND THE SITE IS SUITABLE FOR CONSTRUCTION OF THE PROPOSED PROJECT AT THE ESTIMATED COST INDICATED.					

1. COMPONENT ARNG	FY 2026 GUARD AND RESERVE MILITARY CONSTRUCTION	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		4. AREA CONSTR COST INDEX 1.73

11. PERSONNEL STRENGTH AS OF: 04/06/24							
PERMANENT				GUARD/RESERVE			
	TOTAL	OFFICER	ENLISTED	CIVILIAN	TOTAL	OFFICER	ENLISTED
AUTHORIZED	14	5	9	0	36	18	18
ACTUAL	14	5	9	0	36	18	18
Percentage: 100%							
12. RESERVE UNIT DATA							
						STRENGTH	
UIC	UNIT DESIGNATION		TPSN	MTOE/TDA	AUTHORIZED	ACTUAL	
W79AAA	96th TROOP COMMAND			TDA	14	14	
					14	14	
<u>Totals</u>					<u>XXX</u>	<u>XXX</u>	
13. MAJOR EQUIPMENT AND AIRCRAFT							
TYPE				AUTHORIZED	ACTUAL		
Wheeled Vehicles				67	67		
Trailers				0	0		
Tracked Vehicles				0	0		
Equipment > 30 FT (includes HEMTT PLS Trailers)				8	8		
Fuel Truck				0	0		
HET				0	0		
Totals				75	75		
14. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES							
Air Pollution						0	
Water Pollution						0	
Safety and Occupational Health						0	

1. COMPONENT ARNG		FY 2026 MILITARY CONSTRUCTION PROJECT DATA			2. DATE 07 June 24	
3. INSTALLATION AND LOCATION Geiger Field, WA			4. PROJECT TITLE Organizational Storage Building			
5. PROGRAM ELEMENT 0505896A	6. CATEGORY CODE 44224	7. PROJECT NUMBER 530121		8. PROJECT COST (\$000) 20,000		
9. COST ESTIMATES						
ITEM		U/M	QUANTITY	UNIT COST	COST (\$000)	
Primary Facility Totals:					<u>22,193.9</u>	
44224 Unheated Storage Building		SF	12,037	1,031.10	(12,411.4)	
17180 Readiness Center - Alteration		SF	7,350	998.41	(7,338.3)	
81160 Backup/Emergency Generator		EA	1	400,000.00	(400.0)	
88042 Enhanced AT/FP (RC Only)		LS	-		(395.0)	
00005 Sustainability/Energy Measures		LS	-		(148.8)	
00000 Dehumidifier Control System		EA	1	100,000.00	(100.0)	
00000 HVAC System		EA	1	400,000.00	(400.0)	
00000 Cybersecurity		LS	-	1,000,000.00	(1,000.0)	
Supporting Facility Totals:					<u>1,622.4</u>	
85225 Rigid Concrete Paving		SY	2,150	225.00	(483.8)	
85220 Curbing (Rigid)		LF	1,249	40.00	(50.0)	
85220 Sidewalks		SY	267	175.00	(46.7)	
00000 Renewables		LS	-		(150.0)	
81242 Utilities: Electric		LS	-		(130.0)	
84210 Utilities: Water		LS	-		(120.0)	
83210 Utilities: Waste Water/Sewer		LS	-		(120.0)	
87110 Stormwater Drainage		LS	-		(300.0)	
93220 Site Improvement		LS	AC	1%	(221.9)	
TOTAL CONSTRUCTION COST					<u>23,816.4</u>	
Contingencies (5.0%)					(1,190.8)	
Supervision, Inspection and Overhead (6.0%)					(1,500.4)	
Commissioning (0.6%)					(159.0)	
SUBTOTAL					<u>26,666.6</u>	
State Share					(6,666.7)	
TOTAL PROJECT COST					<u>20,000.0</u>	
TOTAL FEDERAL COST (ROUNDED)					<u>20,000.0</u>	
1-5M (50k) 5-10M (100k) 10-15m (200k) 15-20m (500k) 20M+ (1M)						
Equipment Funded Other Appr (Non-Add)					(1,332.2)	

1. COMPONENT ARNG	FY 2026 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		
4. PROJECT TITLE Organizational Storage Building	5. PROJECT NUMBER 530121	

<p>10. DESCRIPTION OF PROPOSED CONSTRUCTION</p> <p>A specially designed Organizational Storage Building of permanent construction. The Organizational Storage Building includes the following items that are integral to the facility: Readiness Center Alteration, Backup/Emergency Generator, Enhanced AT/FP, Sustainability/Energy Measures, Dehumidifier Control System, HVAC System, Cybersecurity and Renewables. Comprehensive interior design services are requested. This facility will be designed to meet Industry Standards as well as all local, State, and Federal building codes and as per 42 U.S. Code 4154. Construction will include all utility services, information systems, fire detection and alarm systems, roads, walks, curbs, gutters, storm drainage, parking areas and site improvements. Facilities will be designed to a minimum life of 50 years in accordance with DoD's Unified Facilities Code (UFC 1-200-02) including energy efficiencies, building envelope and integrated building systems performance as per ASA(IE&E) Sustainable Design and Development Policy updated 2017. Access for individuals with disabilities will be provided. Antiterrorism measures in accordance with the DoD Minimum Antiterrorism for building standards will be provided. This project will comply with the Army 1 SQFT for 1 SQFT disposal policy through the disposal of 15,584 SQFT.</p> <p>MISSION: Current A/C TONNAGE: xxx</p>					
11. REQUIREMENT	31,262.00 SF 2,904.34 m2	ADEQUATE	SF m2	SUBSTANDARD	7,350.00 SF 682.84 m2
<p>1. PROJECT: To construct a 12,037 SQFT 44224 Organizational Storage Building and alter 7,350 SQFT 17180 Readiness Center that supports individual and collective training, administrative, automation and communications, and logistical requirements for the WAARNG. The underlying land of the planned location is owned by the State of Washington. (Current Mission).</p> <p>2. REQUIREMENT: This facility is designed to meet the administrative, logistical and operational requirements for the following units:</p> <p>W79AAA - 96th TROOP COMMAND N/A - 10th HOMELAND RESPONSE FORCE (HRF)</p> <p>This facility will provide 19,387 SQFT of 31,262 SQFT of requirement as per NG PAM 415-12 standards.</p> <p>The HRF storage SQFT requirement is 12,037 SQFT and it will be built at its full requirement of 12,037 SQFT.</p>					

1. COMPONENT ARNG	FY 2026 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		
4. PROJECT TITLE Organizational Storage Building	5. PROJECT NUMBER 530121	

3. CURRENT SITUATION: This project is critical to the State of WA due to the current state of the facilities that support the previously listed units, 36 Soldiers of the WAARNG and the 10th HRF mission that supports FEMA Region 10.

The Washington Army National Guard (WAARNG) has strategically placed the 10th HRF at Geiger Field as it is the sole unit supporting Federal Emergency Management Agency (FEMA) Region 10 (Alaska, Idaho, Oregon, and Washington states). The HRF has changed the shape of the Department of Defense (DOD) Chemical, Biological, Radiological and Nuclear (CBRN) response capability by establishing them under control of the Governor to supplement lifesaving efforts. The 10th HRF is located at Geiger Field (eastern Washington) operating out of Building 300, a 7,350 SF former Field Maintenance Shop (FMS). The 96th TCOM, which directly supports the 10th HRF is located at JBLM (western Washington).

This project will allow the 96th TCOM and the 10th HRF to be co-located by converting the former Geiger Field FMS (Building 300) into an RC, thereby providing a new home to the 96th TCOM, and by constructing a dedicated organizational storage space to be used by the 10th HRF.

This construction of an approximately 12,040 SQFT storage building for the 10th HRF and the conversion of the 7,000 SF old FMS into a Readiness Center for the 96th TCOM will help the WAARNG to meet the operational needs and configuration to house and keep powered the equipment to support the Emergency Support Function #2 (ESF#2) - Communications (Joint Incident Site Communications Capability (JISCC)); ESF#5 - Emergency Management CBRN Enhanced Response Force Packages (CERFP), HRF Command and Control (C2), Liaison Officer Team); ESF#8 - Public Health & Medical Services (Fatality Search and Recovery Team (FSRT)); ESF#10 - Oil & Hazardous Materials Response (Civil Support Team (CST), Decontamination (DECON)); and ESF#13 - Public Safety & Security (CBRN Assistance Support Element (CASE)). This mission is crucial for WA state and all other states that depend on the HRF capability to respond to any emergencies in the FEMA Region 10.

The facilities where the current operations take place were constructed in 1959.

Site Code	Site UID	Cat Code	RPUID	ISR I Year	F Rating	Q Rating	C Rating	Local Name
53C40	194246	17180	1448125	Inexistent	Inexistent	Inexistent	C1 302%	GEIGER FIELD

The site for this project is in the possession of the State of WA.

The State of WA has begun the environmental assessment on this project.

1. COMPONENT ARNG	FY 2026 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		
4. PROJECT TITLE Organizational Storage Building	5. PROJECT NUMBER 530121	

4. IMPACT IF NOT PROVIDED: If this project is not provided readiness will be impaired by the lack of a facility capable of storing mission essential equipment and supplies in one location. This facility will enhance readiness year-round by ensuring that critical equipment and supplies are available at a moment's notice in order to support the HRF mission, while having the 96th TCOM located at the same location, highly improving their readiness pace.
5. ADDITIONAL: Sustainable principles, to include life cycle cost effective practices, will be integrated into the design, development and construction of the project and will follow the guidance detailed in the Army Sustainable Design and Development Policy complying with applicable laws and executive orders.
6. PHYSICAL SECURITY: This project has been coordinated with the installation physical security plan, and all physical security measures are included.
7. ANTITERRORISM/FORCE PROTECTION: This project has been coordinated with the installation antiterrorism plan. Risk and threat analyses have been performed in accordance with DA Pam 190-51 and TM 5-853-1, respectively. Protective measures required by regulation and the minimum standards as required by UFC 4-010-01 (Department of Defense Minimum Antiterrorism Standards for Buildings) are needed. These requirements are included in the description of construction and cost estimate.
8. ECONOMIC ANALYSIS: Alternative methods of meeting this requirement have been explored during project development. This project is the only feasible option to meet the requirement.
9. JOINT USE CERTIFICATION: The Deputy Assistant Secretary of the Army (Installations and Housing) certifies that this project has been considered for joint use potential. This facility will not be available for use by other components.
10. Required assessments have been made for supporting facilities and the project is not in a 100-year floodplain in accordance with Executive Order 11988.

Date

Bret D. Daugherty
Major General
The Adjutant General

AT/FP POC: Mr. Troy Carle (253) 512-8159

CFMO: Mr. Adam Iwaszuk (253) 512-8702

1. COMPONENT ARNG	FY 2026 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		
4. PROJECT TITLE Organizational Storage Building	5. PROJECT NUMBER 530121	

12. SUPPLEMENTAL DATA

a. Estimated design data:

(1) Status:

(a) Date Design Started..... Oct/2025

(b) Percent Complete as of January 2026..... 10%

(c) Date Design 35% Complete..... Jan/2026

(d) Date Design Complete..... Dec/2026

(e) Parametric Cost Estimating Used to Develop Cost.....No

(f) Type of Design Contract Design - Bid - Build

(2) Basis:

(a) Standard or Definitive Design.....No

(b) Where Design Was Most Recently Used..... N/A

(3) Total Cost (c)=(a)+(b) or (d)+(e): (\$000)

(a) Production of Plans and Specifications.....1,400

(b) All Other Design Costs..... 700

(c) Total.....2,100

(d) Contract.....2,100

(e) In-house..... 0

(4) Construction Award.....Mar/2027

(5) Construction Start.....May/2027

(6) Construction Completion.....Mar/2029

Energy and Life Cycle Costs: An energy study and life cycle cost analysis will be documented during the final design.

b. Equipment associated with this project which will be provided from other appropriations:

Equipment Nomenclature	Procuring Appropriation	FY Appropriated / Requested	Cost (\$000)
ISC	OPA	2026	24.44
ISC Proponent	OMNG	2026	144.06
FF&E	OMNG	2028	1,109.70
ESS	OPA	2028	54.00
Total			1,332.20

Point of Contact: CFMO WA, 253-512-8702

1. COMPONENT ARNG	FY 2026 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		
4. PROJECT TITLE Organizational Storage Building	5. PROJECT NUMBER 530121	

Detailed Requirement Statements

1. GENERAL: This project is programmed not to provide the full requirements of scope at 31,262 SQFT, and the State of WA plans to build the remaining scope requirements at a later date.

This project requires a 25% state share.
2. ANALYSIS OF DEFICIENCY: No deficiencies/comments listed in ISR and BUILDER.
3. ANALYSIS OF CRITERIA AND EXCEPTIONS FOR NEW CONSTRUCTION: The size and capacity Is in accordance with NG PAM 415-12, dated 25 January 2015. The workload has been adequately defined. A non-standard design is being used for this project.

Exception to Criteria- Exception to Policy: "WAARNG_ETP_SIOH_All-Projects_NGB-approval_20220531", with attachments "WAARNG_ETP_SIOH_All-Projects_NGB-approval_2Reference_B_USACE" and "WAARNG_ETP_SIOH_All-Projects_NGB-approval_3DES-StateAE_FeeSchedule".
4. STATEMENT OF PROGRAM RELATED EQUIPMENT: ISC Equipment (OPA), 2026; ISCE Proponent (OMNG), 2026; F F & E (OMNG), 2028; ESS (OPA), 2028.
5. DISPOSITION OF PRESENT ACCOMODATIONS: This project is in compliance with the Stewart B. McKinney Homeless Assistance Act and does not include the disposal of a building eligible for or on the National Register of Historic Places.

Site Code	FACNO	Cat Code	RPUID	SF	Disposition	Cost (\$000)
53A90	RSB01	17123	1048751	5,600	DISP	\$
53B50	600	61050	322431	6,400	DISP	\$
53B65	6230	17180	176076	1,600	DISP	\$
53B65	6212	6212	308375	1,984	DISP	\$

6. CONTRIBUTIONS TO READINESS:

How will readiness be enhanced by construction of this project?

With the new construction of a storage facility for high value and high bulk items for the 10th HRF, would allow WAARNG to use modern designs and materials to tailor the facility to suit the unit's unique requirements for storage (power, communications, and temperature and humidity control) and rapid distribution in the event of need. Also, the 96th TCOM would highly benefit to work in a facility designed as a Readiness Center and that meets their needs, opposed to a facility that was built in the 50s and is still designed as an old Field Maintenance Shop.

How will readiness be impaired by deferring this project to a future program year?

The 10th HRF mission continues to operate out of the former Geiger Field FMS, a building not conducive to their mission operations and staging. The 96th TCOM continues to operate out of JBLM. This would continue the operational

1. COMPONENT ARNG	FY 2026 MILITARY CONSTRUCTION PROJECT DATA	2. DATE 07 June 24
3. INSTALLATION AND LOCATION Geiger Field, WA		
4. PROJECT TITLE Organizational Storage Building	5. PROJECT NUMBER 530121	

separation of the HRF mission equipment (JBLM) and personnel (Geiger Field) which does not allow the 10th HRF a rapid response capability.

Why does this project contribute more than any other project?

There are no facilities on Geiger Field that can be renovated to meet the unique storage requirements for the 10th HRF. Leasing space for this facility presents problems with recurring lease funding. Also, it is difficult to find suitable space that is sized for the requirement and the requisite security to store the large amount of high value equipment and supplies that is centrally located.

7. CLEAN AIR ACT: Permits and/or other procedural requirements mandated by state, interstate, and or local air pollution control agencies have been compiled for this project. Copies of all federally required permits and/or registration applications and responses have been forwarded to the U.S. Army center for health promotion and preventive medicine, Attn: MCHB-TS-EAP, Aberdeen Proving Ground, MD 21010-5422.

8. TELECOMMUNICATIONS: All telecommunications have been planned as per ISCE program/documentation and have been uploaded to TAB F of the DD1391 Processor in PAX.

9. ECONOMIC ANALYSIS: Documentation for an Economic Analysis conducted using ECONPAC software has been uploaded into TAB D of the DD 1391 Processor in PAX.

10. ANTITERRORISM/FORCE PROTECTIONS:

- a. A risk analysis for this project has not been conducted.
- b. A threat analysis for this project has not been conducted.
- c. The building is to comply with standard design requirements per UF 4-010-01 for Antiterrorism/Force Protections measures.
All required physical security and Antiterrorism/Force Protection measures are included.
- d. This project is to be constructed within a non-controlled perimeter.
- e. This project will meet conventional standoff as per UFC 4-010-01 dated 12 Dec 2018.
- f. This project will be less than three stories of construction.

Additional Considerations for AT/FP not covered in the Standard Text for AT/FP:
"From Deputy Provost Marshal: No threat assessment has been conducted. As this is a storage warehouse it is low threat by its nature."

11. TRAFFIC ANALYSIS: None.

12. SPECIAL PROGRAM REQUIREMENTS: None.

13. RPMA DISCUSSION: None.

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

Description

Starting Fiscal Year: 2026
 Project Class: Program
 Agency Priority: 10

Project Summary

State funding and federal spending authority is requested to upgrade and renovate multiple facilities across the state.

Project Description

The Military Department requests state funding and federal spending authority to upgrade and renovate multiple facilities across the state to improve working conditions, provide energy efficiencies, and extend the life of the facilities.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as these projects are all within the current facility footprint and do not change the purpose or scope of the facility use.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropr
001-2	General Fund-Federal	8,444,000				8,444,000
057-1	State Bldg Constr-State	4,332,000				4,332,000
	Total	12,776,000	0	0	0	12,776,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

These projects improve current facilities with no significant operating impacts.

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000381

SubProject Title: Anacortes Readiness Center Parking Expansion and Fence Update

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$391,000 in state funding and \$1,094,000 in federal spending authority to expand the parking area at the Anacortes Readiness Center. By maximizing the available space, the department will partially address the extreme parking shortfall for the 152 Washington Army National Guard soldiers drilling at this location.

Project Description

The Anacortes Readiness Center was built in 1963 and serves a drilling strength of 152 soldiers with three full-time personnel. The parking area only provides 18 spaces, requiring personnel to park along side streets.

The department requests \$1,094,000 in federal spending authority and \$391,000 in state funding to expand the park area by approximately 1800 square yards. The expansion entails removing the current ground cover, installing a stormwater conveyance system, backfilling, grading, and compacting the substrate, laying flexible pavement, resealing the existing flexible pavement, and restriping the entire area to maximize parking capacity. The project also includes installing exterior lighting and fencing with personnel and vehicle access gates to improve safety and security at the facility.

Location

City: Anacortes

County: Skagit

Legislative District: 006

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	1,094,000				1,094,000
	Total	1,094,000	0	0	0	1,094,000

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	391,000				391,000
	Total	391,000	0	0	0	391,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000381

SubProject Title: Anacortes Readiness Center Parking Expansion and Fence Update

		Future Fiscal Periods			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000410

SubProject Title: Port Orchard Readiness Center Remodel

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000410

SubProject Title: Port Orchard Readiness Center Remodel

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$329,000 of federal spending authority and \$172,000 in state funding to convert unused office space into an accessible restroom and break area for the Recruiting and Retention Battalion at the Port Orchard Readiness Center.

Project Description

Most of the Port Orchard Readiness Center (RC) is leased to the Kitsap County School District. Soldiers and Recruiting and Retention Battalion (RRB) visitors must walk through the school areas to access the restrooms. This project will reconfigure approximately 650 square feet of the unused office space in the RRB area within the 83-year-old Port Orchard RC to install a restroom and small breakroom directly accessible from the Recruiting and Retention area. All fluorescent lighting in the Washington Army National Guard area will be replaced with energy-efficient LED lighting fixtures as part of the renovation. This enhances the lighting quality and saves on energy costs, making it a cost-effective investment. Worn and damaged ceiling tiles, walls, flooring, doors, and windows will also be replaced, ensuring a complete and efficient renovation.

Since the facility was built in 1941, it is assumed that it contains lead-based paint and asbestos-containing materials. The presence of these materials requires adherence to local, state, and federal regulatory requirements for abatement and disposal. All other miscellaneous works, such as plumbing, electrical, structural, and communication necessary to complete this project will be part of the scope.

The total project cost is \$501,000, with a \$329,000 mix of sustainment and modernization funding from the National Guard Bureau and a \$172,000 state match requirement. The Military Department requests state funding and federal spending authority to complete the project in the 2025-27 biennium.

Location

City: Port Orchard

County: Kitsap

Legislative District: 026

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>	<u>Current Biennium</u>	<u>2025-27 Fiscal Period</u>	<u>New</u>
			<u>Prior Biennium</u>		<u>Reappropriations</u>	<u>Appropriations</u>
001-2	General Fund-Federal	329,000				329,000
	Total	329,000	0	0	0	329,000

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000410

SubProject Title: Port Orchard Readiness Center Remodel

<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	172,000				172,000
	Total	172,000	0	0	0	172,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal	0	0	0	0	
	Total	0	0	0	0	
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

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

SubProject Number: 40000388

SubProject Title: Longview Non-Organizational Parking Addition

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000388

SubProject Title: Longview Non-Organizational Parking Addition

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

This project includes an approximately 1500-square-foot expansion of the Longview Readiness Center parking lot, installation of exterior lighting, and any necessary stormwater requirements. It is funded with a \$635,000 mix of sustainment and modernization funding from the National Guard Bureau, with a \$245,000 state match requirement.

Project Description

The Longview Readiness Center, situated within the city limits and surrounded by local businesses, has a severe shortage of parking space to accommodate the drilling Soldier population. As per the National Guard Bureau facility allowance requirements, the facility is in need of an additional 1500 square yards or approximately 40 parking stalls. This project, which includes the expansion of the current parking lot, installation of exterior lighting for safety and security, and addressing any stormwater requirements, is crucial to alleviate this issue.

This project is estimated to cost \$880,000 and is supported by a mix of sustainment and modernization funding from the National Guard Bureau totaling \$635,000, with a \$245,000 state match requirement. Design is planned for 2026, and construction is planned for 2027. Without the funding and federal spending authority, Guard members will continue to park on side streets in the vicinity of the readiness center.

Location

City: Longview

County: Cowlitz

Legislative District: 009

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	635,000				635,000
Total		635,000	0	0	0	635,000

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	245,000				245,000
Total		245,000	0	0	0	245,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000388

SubProject Title: Longview Non-Organizational Parking Addition

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000392

SubProject Title: Statewide Electric Vehicle Charging Stations

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000392

SubProject Title: Statewide Electric Vehicle Charging Stations

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$363,000 in state funding and \$1,080,000 in federal spending authority to install electric vehicle (EV) charging facilities at multiple Washington Army National Guard sites across the state.

Project Description

The Military Department requests state funding and federal spending authority to invest in electric vehicle (EV) charging facilities at the following Washington Army National Guard sites:

- Anacortes Readiness Center (4)
- Centralia Readiness Center (4)
- Montesano Readiness Center (4)
- Seattle Readiness Center (5)
- Snohomish Readiness Center (4)
- Thurston County Readiness Center (8)

Each site will include Level 2 dual-port pedestal EV chargers (the amounts per site are listed above), a new outdoor electrical service panel for new charging stations, an upgrade of servicing transformers to accommodate the additional new service panels, and an upgrade of existing interior electrical panels to accommodate additional demand from new charging stations.

This project supports Presidential Executive Order 14057 Section 204, Governor Executive Order 21-04, and the federal and state requirements for agencies to transition to battery electric vehicles. The department intends to construct charging stations to support fleet electrification before EVs are sourced as replacements for internal combustion engines. Preparing for fleet electrification will allow rapid assimilation of EVs within the fleet and contribute to reducing greenhouse gas emissions. In addition to supporting fleet electrification, charging management systems may allow for personally owned vehicle charging through direct payment mechanisms.

The total cost for this project is \$1,443,000, of which \$1,080,000 is eligible for reimbursement by the National Guard Bureau, with a \$363,000 state match requirement. The department plans to start design efforts for these sites in fiscal year 2026 and complete construction the following year.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Program (Minor Works)

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000392

SubProject Title: Statewide Electric Vehicle Charging Stations

Growth Management impacts

This project is installing charging stations, there are no growth management impacts.

New Facility: No

<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>New Reapprops</u>	<u>Approps</u>
001-2	General Fund-Federal	1,080,000				1,080,000
	Total	1,080,000	0	0	0	1,080,000

<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>New Reapprops</u>	<u>Approps</u>
057-1	State Bldg Constr-State	363,000				363,000
	Total	363,000	0	0	0	363,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		<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

This project adds electric vehicle charging stations and does not have any significant operating impacts.

SubProject Number: 40000401

SubProject Title: Centralia Readiness Center Parking Upgrade

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000401

SubProject Title: Centralia Readiness Center Parking Upgrade

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$150,000 in state funding and \$340,000 in federal spending authority to update the organizational parking area at the Centralia Readiness Center.

Project Description

The Centralia Readiness Center's organizational parking area is uneven and cracked, causing tripping hazards and mobility problems during drill weekends and annual training. The gate is inoperable and needs replacement. The site lacks proper illumination for personnel and equipment security.

This project includes grinding, regrading, laying new asphalt, and striping the area for military vehicle parking. It will also involve installing exterior lighting to improve visibility and security and installing a new gate.

The total cost is \$490,000, of which \$340,000 is eligible for reimbursement by the National Guard Bureau, with a \$150,000 state match requirement.

Location

City: Centralia

County: Lewis

Legislative District: 003

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	340,000				340,000
	Total	340,000	0	0	0	340,000

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	150,000				150,000
	Total	150,000	0	0	0	150,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000401

SubProject Title: Centralia Readiness Center Parking Upgrade

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

None

SubProject Number: 40000391

SubProject Title: Wenatchee Dumpster Enclosure

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

This project will construct a 150-square-yard refuse receptacle enclosure at the Wenatchee Readiness Center to eliminate public use and vandalism.

Project Description

The Wenatchee Readiness Center is located in the city center, adjacent to Wenatchee Valley College. The refuse receptacles (dumpsters) are in plain view outside the fenced area. This leads to public use, vandalism, and being unsightly at an otherwise well-kept and well-sustained location.

This project will construct a 150-square-yard refuse collection enclosure to house the dumpsters at the Wenatchee Readiness Center. The total cost is estimated at \$70,000. This project qualifies for a 75 percent reimbursement (\$52,500) by the National Guard Bureau with a state match requirement of \$17,500.

Location

City: Wenatchee

County: Chelan

Legislative District: 004

Project Type

Program (Minor Works)

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Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000391

SubProject Title: Wenatchee Dumpster Enclosure

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	65,000				65,000
	Total	65,000	0	0	0	65,000

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	22,000				22,000
	Total	22,000	0	0	0	22,000

Future Fiscal Periods

	2027-29	2029-31	2031-33	2033-35
001-2 General Fund-Federal				
Total	0	0	0	0

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

None

SubProject Number: 40000372

SubProject Title: Camp Murray Campground Utilities Upgrade

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2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000372

SubProject Title: Camp Murray Campground Utilities Upgrade

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests state funding to upgrade the utilities and facilities of the Camp Murray Campground & Beach located on the shore of American Lake. The outdated utilities and facilities would be upgraded to support the requirements of a modern recreational vehicle (RV) such as electrical hookups, improved lighting, and increased utility capacity. This project would also improve campground tent sites.

Project Description

Background:

The National Guard Association of Washington (NGAW), through a contract with the Military Department, operates the 62-year-old beach and campground area located on the Camp Murray shore of American Lake. The NGAW is a non-profit organization founded in 1891 with a mission to advocate for the social welfare of Washington soldiers and airmen, as well as their families both at the federal and state levels. The NGAW is responsible for Camp Murray Campground & Beach reservations, collection of payments, and light, routine maintenance of the property.

The Camp Murray Campground & Beach is open to active and retired military personnel, military reservists, members of the National and State Guard, authorized Department of Defense civilians and Military Department employees, to include their families. The NGAW Occupancy Report shows that for the first seven months of 2024, a total of 4,806 users have benefited from the Camp Murray Campground & Beach facilities and amenities.

With no substantial utility upgrades to the Camp Murray Campground & Beach over the past 62 years, the utility amenities no longer meet the needs of campground guests. The primary electrical service equipment cannot support current demand; modern RVs require higher and constant amperage for safe operation. The current electrical outlets for all campground sites are outdated and no longer available for repair or replacement. The outlets in place do not allow for electrical hookup by modern RVs. Campground site lighting is ineffective as they are spaced far apart with substandard poles and fixtures, thereby causing safety concerns.

Project Overview:

This project would upgrade the Camp Murray Campground & Beach utilities to include security, electrical, water, sewer, and lighting.

- Gate repair/replacement of the currently inoperable electrically powered main gate to include all associated components and controls.
- Signage improvement includes the repair/replacement of all signage throughout.
- The electrical upgrades would increase capacity of the primary and secondary lines to support the increased power requirements of modern RVs and would provide improved electrical capability to the campground's shower and laundry facility, kitchen, host office, mechanical room, tent sites, and picnic grounds.
- Water, sewer, and storm water systems would be upgraded to comply with building and utility codes and regulations. Water and sewer lines would be installed to the primitive camping area with a utility sink to include provisions for a future dishwashing station.
- The main electrical line would be installed underground to withstand harsh weather conditions such as strong wind and heavy rain or snow fall. New pedestals for outdoor electrical outlets would support modern RVs and would include

245 - Military Department
Capital Project Request

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Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000372

SubProject Title: Camp Murray Campground Utilities Upgrade
a ground-fault circuit interrupter (GFCI).

Project Impacts:

If this project request is not funded, continued operation of the beach and campground may cease to exist. All the amenities and utilities will continue to degrade at an increased rate as the majority of the Camp Murray Campground & Beach has long been neglected. The requested upgrading and development is one of the many ways the state shows appreciation for the services that our retirees, active members, reservists, federal and state employees, and personnel have rendered to the state and to the country. It will improve and continuously provide a wide array of morale, welfare, and recreational activities that fosters strong bonding between and among groups, families, and the military communities.

Project Alternatives:

Status Quo: Continue to operate the Camp Murray Campground & Beach as-is. This would result in the continued failing infrastructure, leading to sporadic and eventual permanent campground closure. The current electrical utility infrastructure is inadequate for modern RVs, and the water/sewer lines are aged and in dire need of repair/replacement. This alternative has been deemed to be non-viable.

Leasing or Purchasing: The appeal of the Camp Murray Campground & Beach is its location and setting. Abandoning the site is impractical. This alternative has been deemed to be non-viable.

Renovation: The requested project would upgrade the utility infrastructure and capacity to meet guests' current and future demands. This project would reduce hazards, address limitations, and improve the overall conditions of the Camp Murray Campground & Beach. This alternative has been deemed viable.

Project Funding:

This project will use 100% state funding with a total cost of \$1,402,000. The design is estimated at \$145,000 with construction estimated at \$1,257,000. If funded, the design phase is proposed to start State Fiscal Year 2026 with construction to commence in 202

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

Program (Minor Works)

Growth Management impacts

This project has been developed with consideration of future growth by Camp Murray Campground & Beach guests.

New Facility: No

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000372

SubProject Title: Camp Murray Campground Utilities Upgrade

<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	1,403,000				1,403,000
	Total	1,403,000	0	0	0	1,403,000
		<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

This project would not result in additional maintenance staff. If funded, this project would mitigate the ever-increasing repair efforts, reducing maintenance staff visits to preventative maintenance. The utility cost should not be substantially higher than current as adapters are being used for modern RV's, and water and sewer are currently operational.

SubProject Number: 40000409

SubProject Title: Camp Murray Campground Building 2 Restoration

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2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000409

SubProject Title: Camp Murray Campground Building 2 Restoration

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests state funding to restore Camp Murray Campground Building 2, which provides restroom, shower, and laundry facilities for campground users. The campground also offers a variety of recreational activities that improve morale and wellness while fostering strong bonding between and among groups, families, and military communities.

Project Description

The National Guard Association of Washington (NGAW), through a contract with the Military Department (MIL), operates the 62-year-old campground area at Camp Murray, located along the shoreline of American Lake. The NGAW is a non-profit organization founded in 1891 to advocate for the social welfare of Washington Soldiers and Airmen and their families at the federal and state levels. The NGAW is responsible for Camp Murray Campground reservation administration, payment collection, and light, routine property maintenance.

The Camp Murray Campground is open year-round to active and retired military personnel, military reservists, National and State Guard members, authorized Department of Defense civilians, and Military Department employees, including their families. The NGAW Occupancy Report shows that for the first seven months of 2024, 4,806 users benefited from the Camp Murray Campground facilities and amenities.

Building 2 provides the campground's only restrooms, showers, and laundry facilities. The 42-year-old building shows its age and wear from years of regular use. Since its original construction in 1982, there have been no substantial upgrades to the building's surfaces, utilities, and infrastructure. They are in poor condition and beginning to fail. Its amenities no longer support the facility users' needs. The restrooms and showers are also not accessible for people with disabilities.

The department requests \$1,487,000 in state funding to complete a renovation of Building 2 in the 2025-27 biennium.

Renovation of the 2,000-square-foot building includes the following scope:

- Rearranging the existing restroom and shower area to provide gender-neutral combination restroom and shower units with accessible access to provide inclusive accommodations.
- Upgrading the laundry room water, sewer, and electrical infrastructure and equipment.
- Upgrading the mechanical equipment and storage area, which houses the main electrical distribution panel for the campground.
- Repairing or replacing all the damaged building surfaces, components, and infrastructure.

If not funded, continued operation of the campground may cease to exist. All the amenities and utilities will continue to degrade at an increased rate, resulting in complete infrastructure failure and sporadic and eventual permanent closure of the only restroom, shower, and laundry amenities on site. Leaving the facilities as-is means they also remain inaccessible for people with limited mobility.

The majority of the Camp Murray Campground has long been neglected. This project is one of the many ways the state shows appreciation for the services our retirees, active members, reservists, federal and state employees, and all personnel have rendered to the state and the country. The Camp Murray Campground improves morale and provides a variety of recreational activities that foster strong bonding between and among groups, families, and military communities.

**245 - Military Department
Capital Project Request**

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Date Run: 9/6/2024 11:39AM

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Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000409

SubProject Title: Camp Murray Campground Building 2 Restoration

The department explored removing Building 2 and constructing a new facility to provide the same amenities, but this would be cost-prohibitive and cause a more prolonged closure of campground facilities. Therefore, the department considers this alternative non-viable.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

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	1,488,000				1,488,000
	Total	1,488,000	0	0	0	1,488,000

Future Fiscal Periods

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

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

SubProject Number: 40000389

SubProject Title: Richland Readiness Center Assembly Hall AV Installation

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000389

SubProject Title: Richland Readiness Center Assembly Hall AV Installation

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$47,000 of state funding and \$140,000 of federal spending authority to install an audiovisual system in the Assembly Hall of the Tri-Cities Readiness Center.

Project Description

The newly constructed Tri-Cities Readiness Center needs audiovisual (AV) equipment installed in the Assembly Hall. The Military Construction Tails funding only included an AV system in the two classrooms. An AV system in the Assembly Hall will be utilized for large-scale training, ceremonies, assemblies, and presentations. The Tri-Cities RC supports 145 drilling Soldiers and 11 full-time personnel.

The scope includes:

- Installing a 20K lumen projector with a lens capable of projecting an image up to 275" diagonal at a distance of 57-108 feet for projection of HDMI input onto an existing projection screen.
- Installing two 12" wide-angle loudspeakers on each side of the existing screen to amplify audio from video and wireless microphones within the room
- Installing a wall-mounted touchscreen panel to control the projector, screen, and audio equipment

The project also includes providing labor and components necessary to create a complete and usable AV system in the Assembly Hall.

The project's total cost is \$187,000, with \$140,000 eligible for reimbursement by the National Guard Bureau and a \$47,000 state match requirement. The Military Department requests state funding and federal expenditure authority complete the project during the 2025-27 biennium.

Location

City: Richland

County: Benton

Legislative District: 004

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000389

SubProject Title: Richland Readiness Center Assembly Hall AV Installation

<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>Reapprops</u>	<u>New Approps</u>
001-2	General Fund-Federal	140,000				140,000
	Total	140,000	0	0	0	140,000

<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>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	47,000				47,000
	Total	47,000	0	0	0	47,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		<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

None

SubProject Number: 40000383

SubProject Title: Camp Murray 1 Conference Room Audio Visual Upgrade

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000383

SubProject Title: Camp Murray 1 Conference Room Audio Visual Upgrade

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$10,600 in state funding and \$13,600 in federal spending authority to upgrade the audiovisual system in the Adjutant General's Office Conference Room in Building 1 on Camp Murray.

Project Description

Building 1 on Camp Murray, serving as the headquarters for the Senior Command of the Washington Army National Guard and the Joint Force Headquarters Element, needs an audiovisual system upgrade. The Adjutant General's Office Conference Room, a crucial space for command and control planning and synchronization, is currently hampered by a degraded and failing system. This project is necessary to prevent further disruption to our operations

The scope includes replacing worn and outdated connection cables, adding signal converters, installing a new floor track for cable management and protection, replacing the podium, and installing wall-mounted speakers to free up floor space. Since Building 1 was built in 1919, it is assumed that it has lead-based paint and asbestos-containing materials. All regulatory requirements for disposal or abatement will be met.

The Military Department will complete the project in the 2025-27 biennium, at a total cost of \$24,200. The National Guard Bureau will reimburse \$13,800, with a state match of \$10,600.

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	14,000				14,000
	Total	14,000	0	0	0	14,000

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000383

SubProject Title: Camp Murray 1 Conference Room Audio Visual Upgrade

<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	11,000				11,000
	Total	11,000	0	0	0	11,000

		<u>Future Fiscal Periods</u>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
001-2	General Fund-Federal				
	Total	0	0	0	0

		<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

None

SubProject Number: 40000386

SubProject Title: Joint Base Lewis-McChord 3104 Maintenance Bay Restoration

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000386

SubProject Title: Joint Base Lewis-McChord 3104 Maintenance Bay Restoration

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$1,490,000 in federal spending authority to upgrade the ground support equipment maintenance and storage facility at the Army Aviation Support Facility on Joint Base Lewis-McChord. This project will provide energy-efficient heating and lighting and replace worn and damaged shelving, caging, and flooring.

Project Description

Building 3104 on Joint Base Lewis-McChord is a maintenance and storage facility for ground support equipment for Army Aviation Support Facility. The 6,730-square-foot building is 28 years old and has had minimal improvements. There is no heating system, so personnel use portable heaters that are insufficient in functionality and not energy efficient. The fluorescent lighting is also inadequate in functionality and energy efficiency. The shelves, caging, and flooring inside are original to the building and show signs of extreme wear and minor damage.

This project includes the following scope to upgrade the building:

- Install an energy-efficient heating system for approximately 320 square feet of the maintenance area.
- Replace fluorescent lighting with energy-efficient LED lighting throughout the entire facility.
- Replace all shelving and caging in the storage area.
- Repair or replace all worn and damaged building surfaces, such as flooring and walls.

This project, estimated to cost \$1,490,000, is eligible for full reimbursement by the National Guard Bureau. The department requests federal spending authority to complete it during the 2025-27 biennium.

Location

City: Tacoma

County: Pierce

Legislative District: 006

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

<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>
001-2	General Fund-Federal	1,490,000				1,490,000
	Total	1,490,000	0	0	0	1,490,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000386

SubProject Title: Joint Base Lewis-McChord 3104 Maintenance Bay Restoration

	Future Fiscal Periods			
	2027-29	2029-31	2031-33	2033-35
001-2 General Fund-Federal				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 40000385

SubProject Title: Joint Base Lewis-McChord Dumpster Enclosure

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$102,000 in federal spending authority to construct an approximately 300-square-foot enclosure for the refuse receptacles at the Combined Support Maintenance Services facility on Joint Base Lewis-McChord.

Project Description

The refuse receptacles at the Combined Support Maintenance Services facility are in plain view next to the building. This project will relocate the bins to a location accessible to the refuse collection service and the site personnel while also creating an enclosure to make them more aesthetically pleasing. This project is eligible for full reimbursement by the National Guard Bureau with no state match requirement. The total cost is \$102,000.

Location

City: Tacoma

County: Pierce

Legislative District: 006

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000385

SubProject Title: Joint Base Lewis-McChord Dumpster Enclosure

<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>	
001-2	General Fund-Federal	102,000				102,000	
	Total	102,000	0	0	0	102,000	
		<u>Future Fiscal Periods</u>					
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>		
001-2	General Fund-Federal						
	Total	0	0	0	0		

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 40000390

SubProject Title: Statewide Demolition

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000390

SubProject Title: Statewide Demolition

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$40,000 in state funding and \$700,000 in federal spending authority to demolish and dispose of three facilities.

Project Description

The Military Department has three facilities that are no longer usable and need to be demolished:

- Port Orchard Readiness Center (RC) building 3A: The 2,795-square-foot Organizational Storage Building, built in 1941, is no longer used and well beyond its usable life.
- Montesano RC loading ramp: The ramp is no longer utilized, and its location in the middle of a driving lane creates hazard.
- Montesano RC water well: Several years ago, the site was connected to the local water utility, and the well was abandoned. Demolition includes sealing the water connection sites, removing the well, and backfilling the area.

The total cost is \$740,000. The department requests \$700,000 in federal spending authority to be reimbursed by the National Guard Bureau and \$40,000 of state funding to complete the project in the 2025-27 biennium.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	700,000				700,000
	Total	700,000	0	0	0	700,000

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	40,000				40,000
	Total	40,000	0	0	0	40,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000390

SubProject Title: Statewide Demolition

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

		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

SubProject Number: 40000387

SubProject Title: Kent FY24 Energy Resilience and Decarbonization

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000387

SubProject Title: Kent FY24 Energy Resilience and Decarbonization

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The department requests \$1,035,000 in federal spending authority to complete an energy modernization project at the Kent Readiness Center. The project will upgrade technologies, incorporate resilience, and reduce greenhouse gas emissions in line with the Army Climate Strategy and the Washington State Energy Strategy.

Project Description

The Kent Readiness Center (RC), built in 1990, is a critical facility on the Washington Army National Guard Installation Energy and Water Plan. The building has natural gas kitchen equipment and forced-air furnaces past their rated lifespan. The building is drafty due to broken air seals and foundation shifts.

This project will convert the natural-gas building equipment to electric, install an electric heat pump system to replace the natural-gas-fired forced-air furnaces, install a rooftop solar photovoltaic (PV) system with net metering and battery energy storage, and reseal air infiltration areas around windows, doors, foundations, and building system conduits.

The Washington State University Energy Program conducted a comprehensive energy and water evaluation. The audit identifies a 150kW PV array as the optimal size to ensure that most of the energy produced by the system will be utilized by the facility rather than sold back to the grid for credit through a net metering agreement with the utility provider. As part of the solar PV system, installing a 2 MWh battery energy storage system will provide resiliency during power loss. The battery storage system will be integrated with the existing emergency backup generator to ensure continual power delivery during periods of extended power outage.

While the project has a high upfront cost, the improvements will have a simple payback of under ten years, given the current electricity price. Adding the solar PV array and battery energy storage system will offset the increased electrical demand caused by converting gas furnaces to heat pumps.

The total cost is \$1,035,000 and is fully eligible for reimbursement by the National Guard Bureau. The department requests federal spending authority to complete the project in the 2025-27 biennium.

Location

City: Kent

County: Pierce

Legislative District: 033

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000387

SubProject Title: Kent FY24 Energy Resilience and Decarbonization

<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>
001-2	General Fund-Federal	1,035,000				1,035,000
	Total	1,035,000	0	0	0	1,035,000
		<u>Future Fiscal Periods</u>				
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

None

SubProject Number: 40000384

SubProject Title: Camp Murray Building 46 Restoration

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000384

SubProject Title: Camp Murray Building 46 Restoration

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 10

Project Summary

The Military Department requests \$1,420,000 in federal spending authority to renovate the dining facility for the 205th Regional Training Institute.

Project Description

Camp Murray Building 46, a dining facility built in 1940, is currently unable to meet the necessary sanitary and safety requirements for food service. The Washington Army National Guard, which uses the facility to provide food services for students of the 205th Regional Training Institute (RTI), is facing a critical situation. The average student population is 150, while the drilling population is approximately 730. Due to the facility's current condition, the food service program has been forced to resort to catering or food delivery services to meet the needs of the 205th RTI.

This project is a complete renovation of building 46, which includes repairing the roof system, replacing the water heater and heating, ventilation, and cooling (HVAC) system, replacing the fire alarm and suppression system, replacing the exhaust system, repairing or replacing the ceiling, floors, walls, and doors, and replacing the kitchen equipment.

The project is estimated to cost \$1,420,000 and is fully eligible for reimbursement by the National Guard Bureau through sustainment and modernization funding. The department requests federal spending authority and plans to design the project in fiscal year 2025 and complete construction the following year.

Since the building is nearly 85 years old, it is assumed to contain lead-based paint and asbestos-containing materials. These will be disposed of/abated in accordance with state and federal regulations.

Without this funding, the food service program will continue to rely on catering or food delivery services at a higher expense, and the facility will remain unusable. Furthermore, without the necessary renovation, the building will continue to deteriorate, potentially becoming even more costly to repair in the future. The building is located adjacent to the barracks area on Camp Murray, and there are no other sites available to accommodate a food service program. Building a new facility would far exceed the cost of the renovation.

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

Program (Minor Works)

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:39AM

Project Number: 40000345

Project Title: Minor Works Program 2025-27 Biennium

SubProjects

SubProject Number: 40000384

SubProject Title: Camp Murray Building 46 Restoration

Growth Management impacts

There are no growth management impacts as this is an improvement to a current facility.

New Facility: No

Funding

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropr
001-2	General Fund-Federal	1,420,000				1,420,000
	Total	1,420,000	0	0	0	1,420,000

Future Fiscal Periods

	2027-29	2029-31	2031-33	2033-35
001-2 General Fund-Federal				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

None

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	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000345	40000345
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

MIL 2025-27 Capital Budget Request

MINOR WORKS: PROGRAM

Priority	Planned FFY (Design / Const.)	Federal PN	State PN	LOCATION	DESCRIPTIVE TITLE	TOTAL ESTIMATE*	FUNDING SHARES		Comments
							001 Federal	057 State	
1	FFY 25 Des/ FFY 26 Const	53210013	40000381	Anacortes RC	POV Parking Expansion and Fence Update	\$ 1,485,000	\$ 1,094,000	\$ 391,000	
2	FFY 26 Des/ FFY 27 Const	53230051	40000410	Port Orchard RC	RRB space upgrade	\$ 501,000	\$ 329,000	\$ 172,000	
3	FFY 26 Des/ FFY 27 Const	53230100	40000388	Longview	Non-Organizational (POV) Parking Addition	\$ 880,000	\$ 635,000	\$ 245,000	
4	FFY 26 Des/ FFY 27 Const	100% State	40000392	Statewide	SW EV Charging Stations	\$ 1,443,000	\$ 1,080,000	\$ 363,000	Seattle, Montesano, TCRC, Snohomish, Anacortes
5	FFY 25 Des/ FFY 26 Const	53230029	40000401	Centralia	MOV Gate Upgrade, Lighting Addition, & re-gravel	\$ 490,000	\$ 340,000	\$ 150,000	
6	FFY 25 Des/ FFY 26 Const	53230073	40000391	Wenatchee RC	Dumpster Enclosure	\$ 87,000	\$ 65,000	\$ 22,000	
7	FFY 25 Des/ FFY 26 Const	100% State	40000372	CM Campground	Utilities Upgrade	\$ 1,403,000		\$ 1,403,000	
8	FFY 25 Des/ FFY 26 Const	100% State	40000409	CM Campground	Bldg 3 Renovation (Toilets/ Shower, Storage)	\$ 1,488,000		\$ 1,488,000	
9	FFY 25 Des and Construction	53240081	40000389	Richland RC	Assembly Hall AV Installation	\$ 187,000	\$ 140,000	\$ 47,000	
10	FFY 25 Des and Construction	53240082	40000383	CM Bldg 1	AGO Conference Room AV Upgrade	\$ 25,000	\$ 14,000	\$ 11,000	
11	FFY 26 Des/ FFY 27 Const	53180015	40000386	JBLM 3104	Ground Equipment Maintenance Bay Restoration	\$ 1,490,000	\$ 1,490,000		
12	FFY 26 Des/ FFY 27 Const	53230034	40000385	JBLM CSMS	Dumpster Enclosure	\$ 102,000	\$ 102,000		
13	FFY 26 Des/ FFY 27 Const	53240077	40000390	Statewide	Statewide Demolition	\$ 740,000	\$ 700,000	\$ 40,000	Port Orchard RC, Montesano Ramp and Well
14	FFY 26 Des/ FFY 27 Const	53230004	40000387	Kent RC	Energy Modernization	\$ 1,035,000	\$ 1,035,000		
15	FFY 25 Des/ FFY 26 Const	53240066	40000384	Camp Murray	Bldg 46 Restoration	\$ 1,420,000	\$ 1,420,000		

* Total Estimate includes design, construction, salaries, tax, travel, etc... TOTAL!

Totals: \$ 12,776,000 \$ 8,444,000 \$ 4,332,000

245 - Military Department
Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:01PM

Project Number: 40000359

Project Title: Longview Readiness Center Renovation

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 11

Project Summary

The Military Department requests state funding and federal expenditure authority to renovate the Longview Readiness Center (RC) to meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG) Charlie Company, Troop B, 1st Squadron, 303rd Cavalry, 96th Troop Command. The renovation will update the assembly hall, physical fitness area, administrative spaces, unit signage, exterior access and security, and infrastructure systems to optimize space usage and functionality.

Project Description

The Longview Readiness Center (RC) is a 70-year-old building built in 1954. Located in the southwestern part of Washington State just across from the Oregon border, the Longview RC is of high strategic value for the WAARNG, enabling response to calamities or natural disasters in the area. The closest facility is the Centralia RC, which is approximately 45 miles to the north. Then, the Tumwater RC is 64 miles north, and the Montesano RC is 86 miles northwest.

Despite past preservation efforts, this RC cannot fully support the Company's overall mission requirements. The assembly hall, physical fitness room, locker room, lobby, and administrative office spaces, which are high-use areas, are in dire need of repair. Immediate action is required to prevent further deterioration of these areas.

The Army National Guard Bureau utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and function or mission capability (F) with a numbered rating of 1 = good (green), 2 = fair (amber), 3= poor (red), 4 = failing (black). The Longview RC is rated Q3 and F3, meaning the facility is in poor condition, impairing the unit's ability to do its mission.

Specific areas to address according to the ISR are the following:

The lack of adequate space for vehicles and equipment is a pressing issue. With the evolution of military equipment and vehicles over the last 70 years, the facility's current acreage footprint is insufficient to accommodate the modern-day inventory. This underscores the urgent need for additional space. Inaccessible and unsafe exterior: The facility needs proper illumination at night for adequate security. There is no accessible entrance to the building. The dumpster is not screened and is located too close to the facility. The standoff distance from the building to the busy city street is insufficient.

Inadequate interior space: The lobby consists of a small corridor that is inadequate for greeting guests, recruits, and their families. The administrative space is too small and cramped. The interior finishes are extremely dated and show evidence of wear and age. There are no dedicated physical fitness or lactation rooms as per NGB guidelines.

Based on the site development plan, other projects for this site include paving the personal vehicle parking area, installing a fence to improve Anti-Terrorism and Force Protection (AT/FP), constructing a dumpster enclosure and a vehicle storage building.

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:01PM

Project Number: 40000359

Project Title: Longview Readiness Center Renovation

Description

This project includes repairing and renovating of an estimated 7,560 square feet out of 13,125 square feet of the Longview RC. The following scope has been discussed and validated with facility tenants and stakeholders:

Assembly hall:

- The removal and replacement of the personnel doors, heating fans, ceiling, and lighting.
- Repair and resealing of the window framing and casings.
- Replacement of the existing boiler heating system with a more energy-efficient model that correctly supports the space.
- Resurface and polish the floor and replace all baseboards.
- Install a roof awning at the roll-up door to protect personnel while loading and unloading unit supplies.

Physical fitness & locker rooms:

- Install a wall to create a division of space between the locker room and the physical fitness area.
- Install appropriate flooring, lighting, and mirrors in both areas.
- Install an exit door from the locker area.
- Install a heating and cooling system appropriate for each area.

Lobby, administrative & circulation spaces:

- Reconfigure the spaces by adding and removing walls for better work and access flow.
- Install new flooring and ceiling tiles.

Exterior improvements:

- Create an accessible entrance to the building.
- Paint and striping of the paved parking area.
- Install additional exterior lighting.
- Replace the faded and weather-worn exterior wooden unit signage with a weather-proof concrete or metal version.

Since the building was built in 1954, it is appropriate to assume it has lead-based paint and asbestos-containing materials that require specific abatement and disposal requirements. The project scope also includes all other miscellaneous work necessary for a complete and usable facility, such as plumbing, electrical, structural, and communication.

This renovation project will ensure that this RC can provide the necessary functional spaces to support the assigned unit's federal and state mission requirements. The 96th Troop Command supports civil authorities to protect life and property and preserve peace in Washington and Federal Emergency Management Agency Region 10. They have a proven track record of responding to diverse domestic emergencies, from mudslides and wildfires to the global pandemic, and this project will enable them to continue their successful operations.

This Company also significantly contributes to its major subordinate command, specifically in conducting reconnaissance, security, and stability operations that enable the 96th to seize, retain, and exploit positions of advantage in sustained land operations. This unit is the only WAARNG entity that can support state and local agencies in responding to civil unrest or natural disasters in the southernmost part of Washington.

This unit has 92 authorized drilling Soldiers and four authorized full-time personnel. If this project is not approved for funding, the facility will continue to degrade, further impacting the unit's capability to perform its missions. The unit's readiness and response time will also degrade, as will the building. The specific needs of the unit, such as adequate vehicle and equipment space, safe and accessible exterior, and functional interior spaces, are not being met due to the current condition

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:01PM

Project Number: 40000359

Project Title: Longview Readiness Center Renovation

Description

of the facility.

This project utilizes 25percent state and 75 percent federal funding on the modernization scope and a50 percent split of federal and state funding on the sustainment and restoration scope. Overall, the cost-sharing scheme will maximize the federal funding available for the project. The project has been submitted and accepted as an authorized project by NGB and is competing for federal funding in the federal fiscal year (FFY) 2026 for design and FFY 2028 for construction; therefore, the department is requesting only the design portion for this biennium.

The total project funding requirement for design and construction is \$6,719,000, with a federal share of \$3,867,000 to be reimbursed by NGB and a state match of \$2,852,000. The request for this biennium is \$295,000 in state funding and \$399,000 in federal spending authority.

Location

City: Longview

County: Cowlitz

Legislative District: 019

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
001-2	General Fund-Federal	3,867,000				399,000
057-1	State Bldg Constr-State	2,852,000				295,000
	Total	6,719,000	0	0	0	694,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal	3,468,000				
057-1	State Bldg Constr-State	2,557,000				
	Total	6,025,000	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000359	40000359
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 Military Department
Project Name	Longview Readiness Center Renovation
OFM Project Number	40000359

Contact Information

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

Statistics

Gross Square Feet	13,125	MACC per Gross Square Foot	\$310
Usable Square Feet	11,812	Escalated MACC per Gross Square Foot	\$350
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.34%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.00%	Location Used for Tax Rate	Longview
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start	March-26	Design End	November-26
Construction Start	July-27	Construction End	January-29
Construction Duration	18 Months		

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Project Cost Summary

Total Project	\$5,980,846	Total Project Escalated	\$6,718,335
		Rounded Escalated Total	\$6,718,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$693,000
Next Biennium			\$6,025,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$408,082		
Extra Services	\$0		
Other Services	\$171,450		
Design Services Contingency	\$57,953		
Consultant Services Subtotal	\$637,485	Consultant Services Subtotal Escalated	\$693,160

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,074,432	Maximum Allowable Construction Cost (MACC) Escalated	\$4,594,330
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$407,443		\$459,433
Non-Taxable Items	\$0		\$0
Sales Tax	\$448,219	Sales Tax Escalated	\$505,411
Construction Subtotal	\$4,930,094	Construction Subtotal Escalated	\$5,559,174

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$324,567		
DES Additional Services Subtotal	\$66,701		
Other Project Admin Costs	\$21,999		
Project Administration Subtotal	\$413,267	Project Administration Subtotal Escalated	\$466,001

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

Project Cost Estimate			
Total Project	\$5,980,846	Total Project Escalated	\$6,718,335
		Rounded Escalated Total	\$6,718,000

LONGVIEW



819 Vandercook Way, Longview, WA 98632 | State District 19 | Congressional District 3 | Lat/Long 46.1443/-122.925

Located inside the city limits of Longview (population 37,818) in Cowlitz, the site safeguards lives and property in Washington State by serving as home to B Co, Trp B, 1-303rd CAV, MSC: 96th TC and DET 4, B Co, MSC: WAARNG RRB).

COMMUNITY



TBD: How the site is significant to the locale community and significant events they've supported.

RECRUITING & RETENTION

DEMOGRAPHICS.⁴

The total population of ages 18-34 within 30 miles of Longview is 35,097.

SITE STRENGTHS. TBD

SITE WEAKNESSES. TBD

STATIONING

STATIONED UNITS.

- B Co, Trp B, 1-303rd CAV) MSC: 96th TC (WPRVB0)
- DET 4, B Co, MSC: WAARNG RRB (W91JA7)

MISSION.

To conduct reconnaissance and surveillance supporting the development of the brigade's situational awareness and knowledge in the area of operations.

STRENGTH.¹

Combined, the units have 93 personnel, consisting of 5 officers and 88 enlisted.

FULL TIME SUPPORT.

Combined, the units have 4 full-time active guard reserve (enlisted).

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

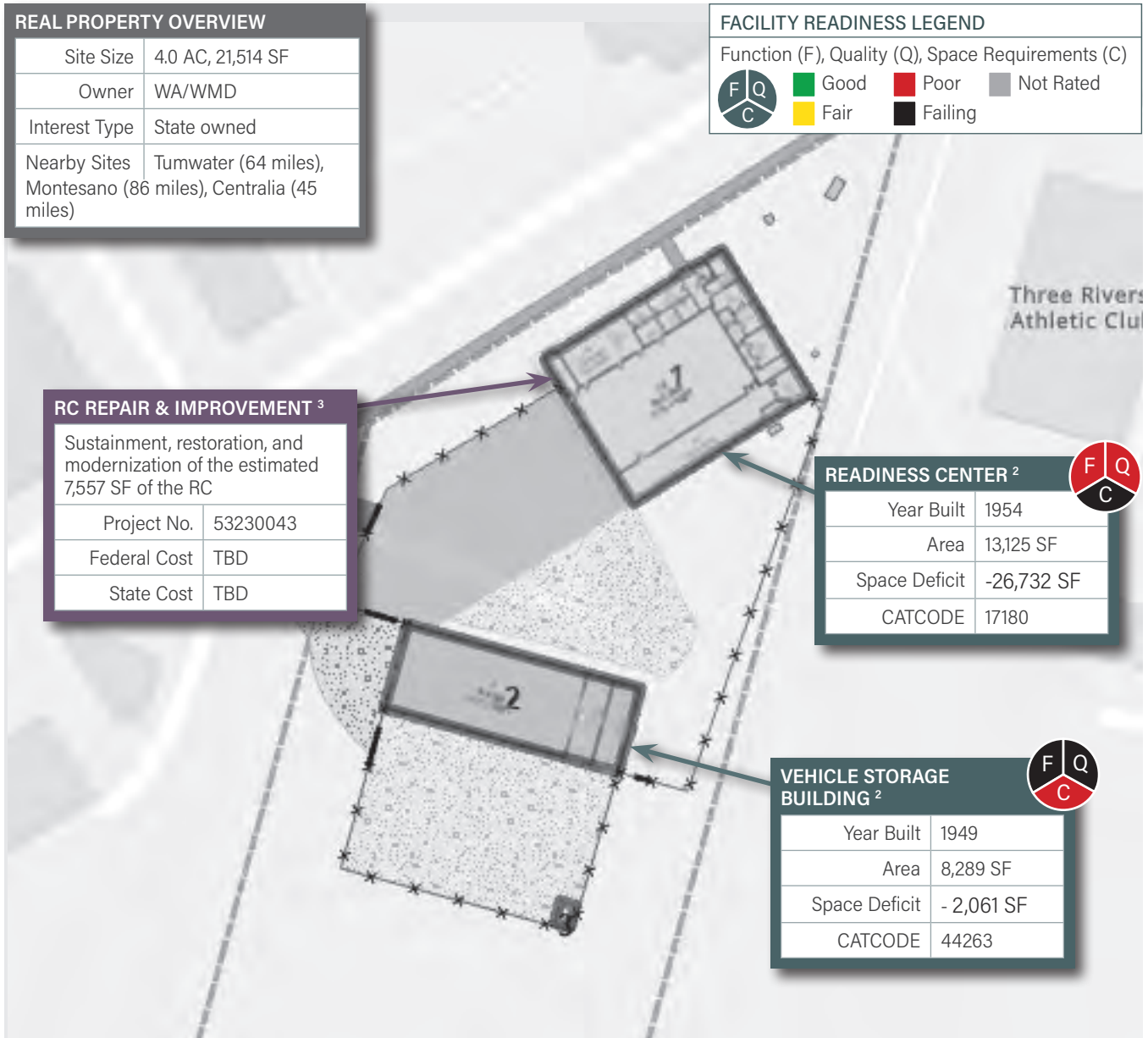
- Readiness Center (-26,732 SF)
- Vehicle Storage Building (-2,061 SF)
- POV Parking (-1,395 SY)
- MOV Parking Paved (-550 SY).

EXCESS SPACE.²

- None

(1) ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023; (3) SRM Projects - Long Range Construction Plan 31May2024; (4) American Community Survey, accessed 31May2023

KEY PROJECTS & FACILITIES



LONGVIEW

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
1	53230043	Longview RC Repair and Improvement	R&M	Active
2	53230100	Longview Unpaved POV Lot Conversion/ Paving	R&M	Active
3	53170151	Longview Vehicle Storage Building	R&M	Active
4	53230044	Longview RC Dumpster Enclosure	R&M	Active
5	53200012	Longview Organizational (MOV) Unpaved Parking	R&M	For Revision/ Review
1	53240077	Longview Flammable Bldg Demolition	Demolition	

See [Appendix B – Site Development Plans](#) for location of projects.

Project Information



- R&M
- PN 53230043
- Longview RC Repair and Improvement FY 25 IPL #5**
- Project location: Longview
- Projected Year:
 - Design:
 - FFY 2025
 - SFY 2026
 - Construction
 - FFY 2026
 - SFY 2027

Scope:

- **Estimated Cost is ~ \$4M**
- Longview RC was built in 1954 and is 13,125 SF. This tenant improvement project seeks to provide labor and materials to bring the building up to current codes and standards and to better meet the mission of the Washington Army National Guard. Specific work shall include but not be limited to:
 - Assembly Hall Bay Door Replacement
 - Upgrading all interior and exterior building surfaces and components by patching, painting, sealing, and replacing all worn, damaged, failed, and failing lighting, ceiling surfaces and tiles, walls and wall coverings, trim, baseboard, carpet, tile, electrical, low voltage, plumbing, and HVAC devices, fixtures, components, and infrastructure.
 - Replacing all substandard interior doors with either solid wood or steel doors.
 - Updating 119, 121, 122 admin space by enclosing open areas currently used as offices/circulation space
 - Assembly Hall – Window seal repair, flooring resurfacing, boiler upgrade to include circulation fans
 - Improvement of physical fitness area by installing wall between locker area and physical fitness room
 - Installation of concrete unit signage



Longview RC BUILDER Report

Save Comment Reports 53A70 - Longview 53A70-1 - Longview READINESS CTR 00001 - LV1-NG READINESS CTR - LONGVIEW

Building No: 00001 Building Name: LV1-NG READINESS CTR - LONGVIEW

General Info		Additional Info		Assess. History		Work Item History		Systems at a Glance		Cost Modifiers		Attachments (2)		Building Attributes	
Description		SCI		Replacement Cost		User Checkout									
A10 FOUNDATIONS		79		\$1,487,213											
A20 BASEMENT CONSTRUCTION		88		\$27,966											
B10 SUPERSTRUCTURE		88		\$1,051,403											
B20 EXTERIOR ENCLOSURE		80		\$796,829											
B30 ROOFING		79		\$124,879											
C10 INTERIOR CONSTRUCTION		72		\$423,132											
C20 STAIRS		86		\$57,334											
C30 INTERIOR FINISHES		74		\$742,585											
D20 PLUMBING		59		\$473,288											
D30 HVAC		80		\$2,286,312											
D40 FIRE PROTECTION		94		\$28,021											
D50 ELECTRICAL		44		\$1,195,440											



Current Conditions – ISR Comments-Longview

- This armory is 60 years old. The acreage footprint for the facility is much too small to accommodate the equipment coming to the site due to a MTOE change.
- Insufficient exterior lighting.
- No disabled access.
- Dumpster is not screened and too close to facility.
- Does not meet minimum energy requirements.
- Standoff from a busy city street is insufficient.
- Repairs have been made to stop leaks in the ceilings.
- Lobby consists of a small corridor that is inadequate.
- Administrative space is tight in some administrative areas.
- Inside of building is extremely dated. Walls, ceilings tiles, floors show much evidence of age.
- Restrooms have been remodeled.
- No dedicated physical fitness or lactation rooms.
- **ISR: Q3 / 63.8 F3 / 67.3**

Current Conditions



Current Situation



Preserving the past, maintaining the present, and building the future



Current Conditions





Current Conditions



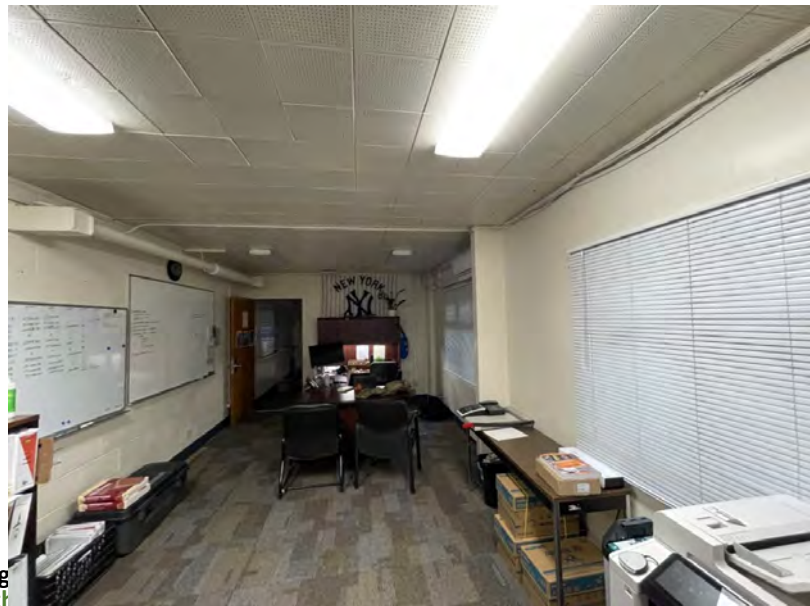
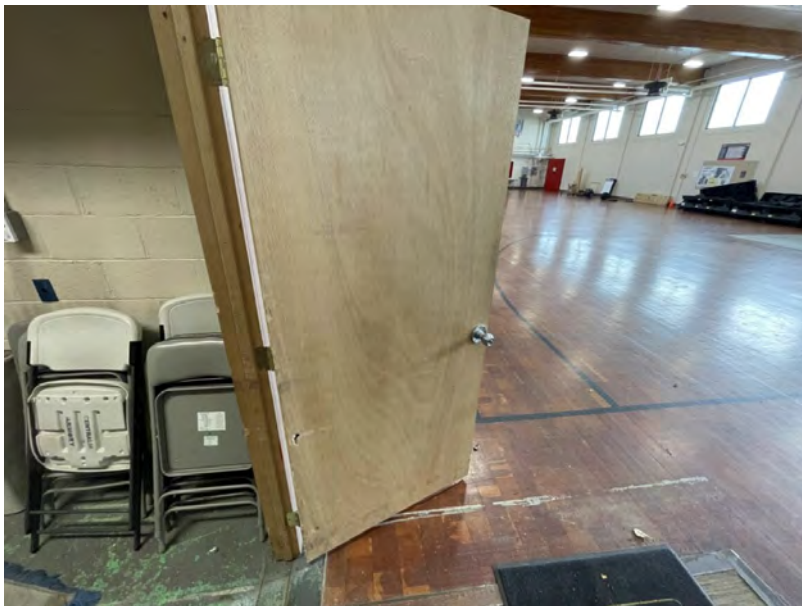


Current Conditions





Current Conditions

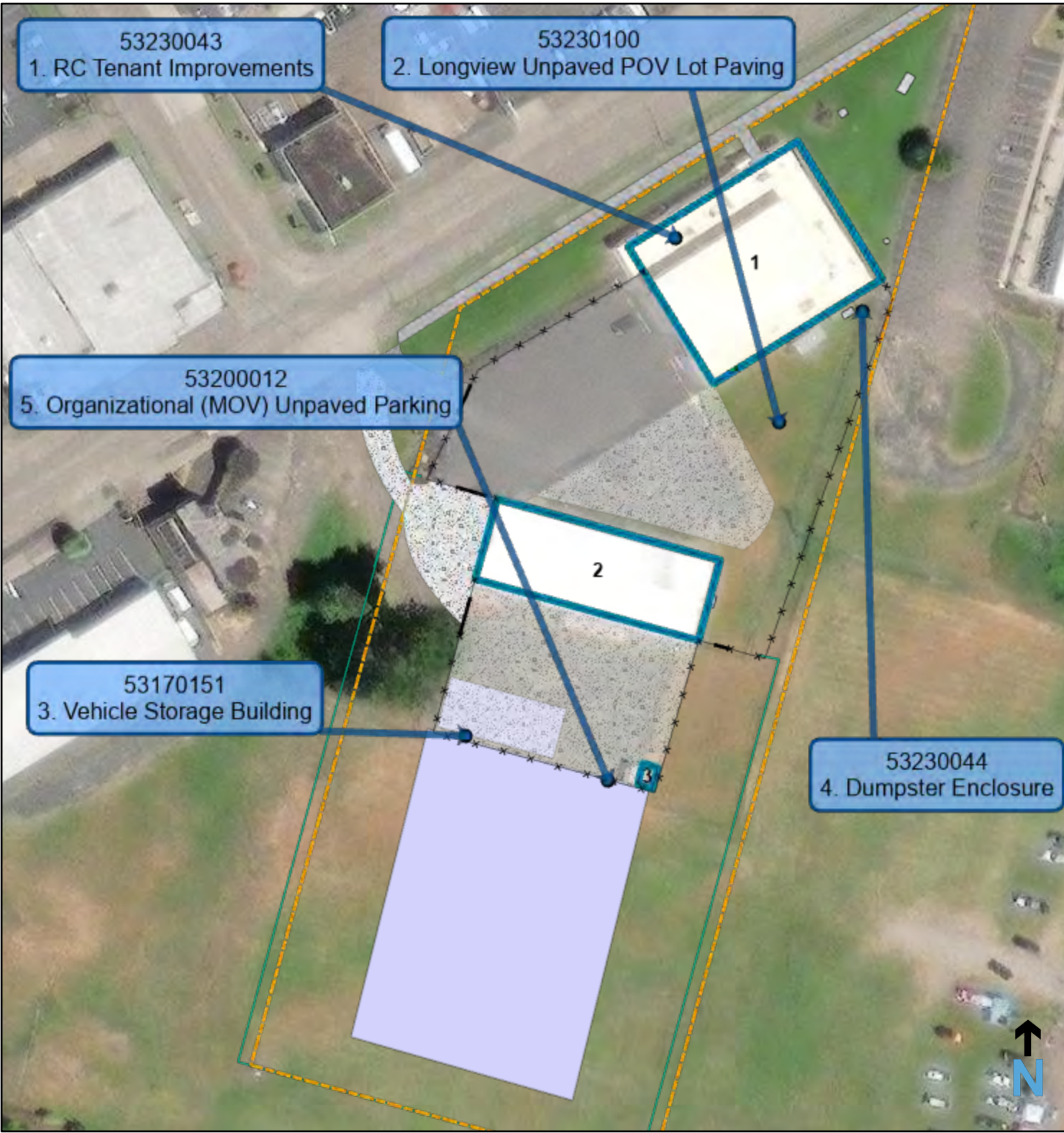


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Additional Projects

- POV Lot Conversion/Paving
 - To include rain protection over drill hall bay door
- Vehicle Storage Building
- Dumpster Enclosure Construction
- Flammable Materials Storehouse Demolition



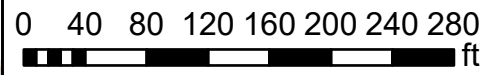
LONGVIEW

SITE DEVELOPMENT PLAN

Site: 53A70
Version 12/31/1969

Address: 819 Vandercook Way, Longview, WA

Scale: 1:1,500	Acreage: 3.79
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CFMO SDP Projects

- Demo
- Sustainment
- UMMC/MC
- Energy and Utilities
- R&M
- Other
- Personnel Gate
- Vehicular Gate
- POV Parking Paved
- MOV Parking Paved
- MOV Parking Unpaved
- POV Parking Unpaved
- Future Projects
- Buildings
- Existing Site Boundary

Date Published: 10/20/2023
 Imagery Source: ESRI World Basemap
 Coordinate System:
 NAD83 HARN StatePlane Washington South



This illustrative conceptual plan is not intended as a design document.

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:35PM

Project Number: 40000404

Project Title: Seattle Field Maintenance Shop Addition and Alteration

Description

Starting Fiscal Year: 2027

Project Class: Program

Agency Priority: 15

Project Summary

The Military Department request federal expenditure authority for the design and construction of an addition to Building 2, a Field Maintenance Shop (FMS) located on the Seattle Readiness Center (RC) enclave. An FMS will meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG) FMS#1 unit and all units they support. The addition will add approximately 1,870 square feet to the Standard Maintenance Work bays, as well as the restoration and replacement of all failing building components and installation of all necessary upgrades to meet current building codes and standards.

Project Description

Background:

The existing Fleet Maintenance Shop (FMS) is a 50-year-old facility built in 1974 to primarily support the units stationed at the neighboring Seattle RC, which is home to the 81st Stryker Brigade Combat Team's 181st Brigade Support Battalion (BSB) with a total strength of 568 Washington Army National Guard (WAARNG) personnel. At the time the FMS was constructed, WAARNG vehicles and equipment were smaller than modern vehicles and equipment. As such, FMS#1, Building 002, cannot adequately perform its mission, thereby negatively affecting the ability of the 181st BSB to sustain any WAARNG federal mobilization and deployment by way of planning and supervising logistics and combat health service support.

Due to the increase in WAARNG vehicles and equipment size as well as the increased mission of the 181st BSB and other units in the area, FMS#1 is currently operating under severe constraints. It is functioning with only 20 percent of the square footage that a modern FMS would require, which is a clear indication of the urgent need for an upgrade.

Since 2020, MIL has submitted a Major Military Construction (MILCON) project for a North Bend RC for the Federal Fiscal Year (FFY) 2027-2030 consideration period. The intent was to replace the Seattle RC and FMS#1 facilities. Unfortunately, the land purchase is currently on hold due to the City of North Bend reneging on its responsibility to bring water utilities to the land parcel. This places the burden onto the WAARNG with an estimated cost of \$14,000,000. In addition, the city will only support the land acquisition if WAARNG can construct both the RC and the FMS by FFY 2028.

The National Guard Bureau (NGB) for the Army National Guard utilizes an Installation Status Report (ISR) system to rate a building's structure and infrastructure for both quality (Q) and mission capability (F) with Q1/F1 being Green (good), Q2/F2 Amber (fair), Q3/F3 being Red (poor) and 4 being Black (failing). This FMS is rated Q3 and F4, indicating it is in need of repair (quality) to the point of placing significant challenges to the unit's mission.

ISR comments include:

- Site & Grounds: no exterior lighting, no landscaping with weeds growing up around building, dumpster is not screened and too close to building, some utility lines are not underground and disorderly.
- This FMS is totally insufficient for working on unit equipment. The structure is significantly smaller than required needs replacement or expansion.
- Cannot bring large vehicles into maintenance bays without blocking access/exit walkway, lift equipment not installed, poor ventilation.
- No crane is available or installed, no maintenance pits, insufficient work bay space.
- Parking: no disabled parking, no parking area for those that work in this building, soldiers are forced to park in unpaved

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:35PM

Project Number: 40000404

Project Title: Seattle Field Maintenance Shop Addition and Alteration

Description

areas located near building with no standoff or lighting or marked parking spaces. Organizational parking apron is insufficient and inhibits the use of the facility.

- Building exterior lighting is insufficient to provide any adequate light, signage is minimal and not effective, mechanical equipment is not screened or painted to match, gutters are broken in places and water pools around building.

Project Overview:

The project is the provision of labor and materials for the design and construction of an addition approximately 1,870 square feet of the FMS#1. This addition will be focused on the Standard Maintenance Work bays area.

Additionally, this project seeks to provide labor and materials for the design and restoration, replacement, and installation of all failed and failing building components and all necessary upgrades to meet current codes and regulations. The scope of restoration and modernization should include but not be limited to:

- Complete interior and exterior repainting
- Improvement of the exhaust system.
- Replacement of the interior lighting.
- Sealing the approximate 6,500 square feet of unsealed, exposed concrete flooring in the shop areas with a rubberized, non-slip and chemical resistant coating.
- Replace seven manual roll-up bay doors with electrically powered, motorized, insulated roll-up bay doors (as well as all necessary structural, electrical, and low-voltage infrastructure.)
- Installation of a personnel door in the southernmost bay.
- Repair and improvement of the currently inoperable wash rack.

As the building was built in 1974, it is appropriate to assume it has lead-based paint (LBP) and asbestos containing materials (ACM), which will be disposed and/or abated per state and federal regulations.

Project Impacts:

Because the facility is not properly configured to accommodate the current generation of military vehicles that it supports, if this project is not funded, Soldiers will continue to waste time moving vehicles and equipment around resulting in a growing backlog of maintenance and a delay in equipment return time back to the units. These significant inefficiencies negatively impact the training, readiness, and operation of the 181st BSB and other supported units.

Project Alternatives:

Do Nothing – The 50-year-old FMS#1 is structurally and environmentally unsound due to Live, Health, and Safety (LHS) concerns. It does not comply with ISR mission and quality code requirements and the Anti-terrorism Force Protection (AT/FP) standoffs and mandates. If left as-is, FMS#1 will continue to decay to the point of infrastructure failure as well as not being able to meet mission requirements. This alternative was deemed to be non-viable.

Leasing – Due to extreme budget deficits, the state of Washington and the WAARNG are facing, the Military Department does not have available funding to lease or rent any facilities capable of supporting an RC. By law, if a state agency (WAARNG) leases or rents from another state agency, they must pay the current fair market price. As it has been previously demonstrated, due to state budget deficits, the WAARNG cannot afford the current market prices to rent/ lease facilities of the required size. Leasing does not fit into the Capital Investment Strategy as it leaves no asset viable to the state at the end of

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:35PM

Project Number: 40000404

Project Title: Seattle Field Maintenance Shop Addition and Alteration

Description

the lease. This means renting space and time with no long-term benefits. This alternative was deemed to be non-viable.

Construction – The demolition and construction of a new RC and FMS that can support the functional space requirements of the intended unit in the North Bend area was just placed on hold with no solution to its continuation. If that project was abandoned, a new demolition and construction of a new FMS would require a waiting time of at least 15-20 years. There is also a very low chance that a new FMS project would be funded utilizing the current NGB scoring model due to the extremely high cost of construction in King County. This alternative was deemed to be non-viable.

Other DOD or Federal Agency Facilities – The closest Department of Defense (DoD) enclave, Joint-Base Lewis-McChord (JBLM), is 50 miles south of Seattle. The second closest DoD facility is 70 miles west of Seattle, the Puget Sound Naval Shipyard and Intermediate Facility, which has no available space. While WAARNG has several facilities on JBLM, a presence in the Seattle area is of high strategic value. This alternative was deemed to be non-viable.

Addition & Alteration – The only alternative with a high probability of funding is through the Federal Restoration Project Funding competition. The leasing and construction alternatives have a very minimal to almost no chance of being funded in the next 5 to 20 years. This alternative was deemed to be viable.

Project Funding:

This project total cost is \$8,890,000. The Military Department requests the full federal spending authority for design and construction this biennium.

Location

City: Seattle

County: King

Legislative District: 009

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	8,890,000				8,890,000
	Total	8,890,000	0	0	0	8,890,000

Future Fiscal Periods

	2027-29	2029-31	2031-33	2033-35
001-2 General Fund-Federal				

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:35PM

Project Number: 40000404

Project Title: Seattle Field Maintenance Shop Addition and Alteration

Funding				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000404	40000404
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 Military Department
Project Name	Seattle FMS Addition and Alteration
OFM Project Number	40000364

Contact Information

Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics

Gross Square Feet	8,464	MACC per Gross Square Foot	\$517
Usable Square Feet	7,634	Escalated MACC per Gross Square Foot	\$559
Alt Gross Unit of Measure			
Space Efficiency	90.2%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	10.85%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.00%	Location Used for Tax Rate	Seattle
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	January-26	Design End	June-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$6,106,318	Total Project Escalated	\$6,590,000
		Rounded Escalated Total	\$6,590,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$680,000
Next Biennium			\$5,910,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$419,727		
Extra Services	\$0		
Other Services	\$161,786		
Design Services Contingency	\$58,151		
Consultant Services Subtotal	\$639,664	Consultant Services Subtotal Escalated	\$680,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$4,372,761	Maximum Allowable Construction Cost (MACC) Escalated	\$4,727,392
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$437,276		\$472,740
Non-Taxable Items	\$0		\$0
Sales Tax	\$481,055	Sales Tax Escalated	\$520,069
Construction Subtotal	\$5,291,092	Construction Subtotal Escalated	\$5,720,201

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$120,062		
Other Project Admin Costs	\$55,499		
Project Administration Subtotal	\$175,561	Project Administration Subtotal Escalated	\$189,799

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

Project Cost Estimate			
Total Project	\$6,106,318	Total Project Escalated	\$6,590,000
		Rounded Escalated Total	\$6,590,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:11PM

Project Number: 40000368

Project Title: Yakima Readiness Center Deep Energy Retrofit and Decarbonization

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 16

Project Summary

The Military Department seeks to invest \$713,000 in state funds and \$1,875,000 in federal funds for decarbonization and renewable energy implementation at the Yakima Readiness Center. This project will enhance energy resilience, provide agency mission assurance, and reduce facility-related greenhouse gas emissions.

Project Description

Background:

Originally constructed in 2002, the 54,038-square-foot Yakima Readiness Center (RC) serves as a regional anchor facility with six Washington Army National Guard (WAARNG) units assigned. The Yakima RC has never undergone significant renovations, and the majority of the building's electric, water, and heating, ventilation and air conditioning (HVAC) systems are either inefficient or have exceeded their useful life span.

Project Overview:

This project will convert natural gas-fired heating and domestic hot water systems to electric heat pump technologies. A solar photovoltaic (PV) array and a battery energy storage system (BESS) will be installed to offset the increase in electrical demand from building system electrification while reducing the demand on the electric grid. The solar PV and BESS will also work with an existing emergency backup generator to provide for a local microgrid, ensuring continuity of operations in the event of utility grid disruptions. This project will adhere to Clean Buildings performance standards per RCW 19.27A.210, and the project is primarily intended to reduce facility-related greenhouse gas emissions while increasing energy resilience.

Project Impacts:

This project will positively impact the Soldiers of the WAARNG, the broader community of Yakima, and the state of Washington. A comprehensive energy and water evaluation was conducted on the facility in 2022, with many of the recommended energy efficiency measures included in this project. The project will create a modern facility with a low electrical energy use intensity rating by implementing renewable energy generation via a roof-mounted solar PV array. By increasing energy resilience, WAARNG also increases mission assurance through the continuity of operations. As a state agency that frequently provides defense support to civil authorities, this project will benefit the state of Washington by enabling domestic response operations regardless of utility grid disruptions.

Project Alternatives:

An alternative to this project is to divide the decarbonization aspects from the implementation of solar PV and battery energy storage. While feasible, the Washington Military Department seeks to address both the greenhouse gas reduction component of the project and the implementation of renewable energy. The result of no action would be the continued reliance on natural gas as an energy source.

Project Funding:

The Military Department requests \$713,000 in state funding and \$1,875,000 in federal spending authority for a project total of \$2,588,000. The project is funded with 72 percent federal funds to be reimbursed by the National Guard Bureau with a 28 percent state match requirement. This project is programmed for National Guard funding of design in federal fiscal year (FFY) 2025 and construction in FFY 2026; therefore, the department would like to obligate funds by September 30, 2025.

Location

City: Yakima

County: Yakima

Legislative District: 014

Project Type

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:11PM

Project Number: 40000368

Project Title: Yakima Readiness Center Deep Energy Retrofit and Decarbonization

Description

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	1,875,000				1,875,000
057-1	State Bldg Constr-State	713,000				713,000
	Total	2,588,000	0	0	0	2,588,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000368	40000368
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 Military Department
Project Name	Yakima RC Deep Energy Retrofit and Decarbonization
OFM Project Number	40000368

Contact Information

Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics

Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	20.75%
Remodel		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	
Contingency Rate	5%		
Base Month (Estimate Date)	September-24	OFM UFI# (from FPMT, if available)	
Project Administered By			

Schedule

Predesign Start		Predesign End	
Design Start		Design End	
Construction Start		Construction End	
Construction Duration	0 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$0	Total Project Escalated	\$0
		Rounded Escalated Total	\$0
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$0		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$0	Consultant Services Subtotal Escalated	\$0

Construction			
Maximum Allowable Construction Cost (MACC)	\$0	Maximum Allowable Construction Cost (MACC) Escalated	\$0
GCCM Risk Contingencies	\$0		\$0
GCCM Management	\$0		\$0
Owner Construction Contingency	\$0		\$0
Non-Taxable Items	\$0		\$0
Sales Tax	\$0	Sales Tax Escalated	\$0
Construction Subtotal	\$0	Construction Subtotal Escalated	\$0

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$0	Total Project Escalated	\$0
		Rounded Escalated Total	\$0

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:10PM

Project Number: 40000366

Project Title: Sedro Woolley Field Maintenance Shop Renovation

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 20

Project Summary

The Military Department requests federal expenditure authority for a major interior remodel and renovation of the 27-year-old existing facility to be performed at the Sedro Woolley Field Maintenance Shop.

Project Description

The Sedro Woolley Field Maintenance Shop (FMS) was built in 1997 and has 7,527 square feet. Since its construction, the facility has not received any significant sustainment or modernization work and needs a major remodel and renovation. The Military Department received federal spending authority for an addition/remodel project in the 2021-23 Biennium Capital Budget (40000104), but federal funding was not secured. Since then, the scope and cost have changed.

Substantial issues with this facility include:

- Insufficient standoff from its parking area
- No electrical access in the lobby
- Corridors are too narrow to safely carry out tasks such as equipment movement
- Mechanical equipment safety concerns
- Windows leaking
- Tile floors need replacement
- No awnings over maintenance bay doors
- No loading dock
- Insufficient storage capability

The existing FMS facility impairs the ability of the Washington Army National Guard (WAARNG) to complete their mission and reduces their readiness for emergency response such as major earthquakes, floods, wildfires, or a human-created crisis.

To address the critical issues identified above, the funding requested will provide for renovations, additional square footage, and updates to the existing FMS. Adding an estimated 1,100 square feet will allow for the addition of a break room, a physical fitness area, and men's and women's showers, restrooms, and locker rooms. A new roof and heating, ventilation, and air conditioning (HVAC) unit will be installed to preserve the existing structure and make it more energy-efficient. In addition, all interior lighting and flooring will be replaced. All other miscellaneous work, such as plumbing, electrical, structural, and communication necessary to complete this project will be part of the scope.

By providing adequate space and preserving the existing building, the unit occupying the FMS will be better prepared for successful missions. If this project is not supported, the facility will continue to degrade due to age, causing increased maintenance and repair costs and eventual complete system and component failure. The readiness of the unit stationed at the Sedro Woolley FMS would be reduced, negatively affecting their mission to perform field and limited sustainment maintenance for all types of ground surface equipment issued to the Army National Guard. This has downstream impacts, decreasing the readiness of every unit served by the FMS.

This project's total cost is \$5,520,000 to be fully reimbursed by the National Guard Bureau. The design and construction are both planned for the 2025-27 biennium.

Location

City: Sedro-Woolley

County: Skagit

Legislative District: 002

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:10PM

Project Number: 40000366

Project Title: Sedro Woolley Field Maintenance Shop Renovation

Description

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	5,520,000				5,520,000
	Total	5,520,000	0	0	0	5,520,000

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000366	40000366
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 Military Department
Project Name	Sedro Woolley Field Maintenance Shop Renovation
OFM Project Number	40000366

Contact Information

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

Statistics

Gross Square Feet	7,527	MACC per Gross Square Foot	\$494
Usable Square Feet	6,772	Escalated MACC per Gross Square Foot	\$534
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	11.00%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Sedro Woolley
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	January-26	Design End	June-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$5,115,705	Total Project Escalated	\$5,519,999
		Rounded Escalated Total	\$5,520,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$570,000
Next Biennium			\$4,950,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$347,996		
Extra Services	\$0		
Other Services	\$139,450		
Design Services Contingency	\$48,745		
Consultant Services Subtotal	\$536,190	Consultant Services Subtotal Escalated	\$569,999

Construction			
Maximum Allowable Construction Cost (MACC)	\$3,717,664	Maximum Allowable Construction Cost (MACC) Escalated	\$4,018,424
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$371,766		\$401,843
Non-Taxable Items	\$0		\$0
Sales Tax	\$351,733	Sales Tax Escalated	\$380,189
Construction Subtotal	\$4,441,164	Construction Subtotal Escalated	\$4,800,456

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$101,678		
Other Project Admin Costs	\$36,673		
Project Administration Subtotal	\$138,351	Project Administration Subtotal Escalated	\$149,544

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

Project Cost Estimate			
Total Project	\$5,115,705	Total Project Escalated	\$5,519,999
		Rounded Escalated Total	\$5,520,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:12PM

Project Number: 40000369

Project Title: Yakima Training Center (MATES) Renovation

Description

Starting Fiscal Year: 2026
Project Class: Program
Agency Priority: 21

Project Summary

The Military Department requests federal expenditure authority for the major renovation of the Maneuver Area Training and Equipment Site (MATES) at the Yakima Training Center (YTC).

Project Description

The approximately 70,000 square feet MATES facility was built in 2002. Routine sustainment work has been conducted over the years, but not all functional spaces have been addressed, and the facility shows severe signs of aging and wear throughout. Major interior and exterior repairs and upgrades are necessary to address multiple security, safety and hazard risks, improve lighting and energy efficiency, and avoid detrimental damage to the structural foundation of the building. Currently, there are 94 full-time technicians (employees) authorized per the most current State Maintenance Support Plan at MATES. They serve 12 units across the east side of the state.

The scope of the project includes:

- Expanding the fence to include 8,000 square yards of unused land within the parcel and upgrading both the main and east vehicle gates to automatic motorized units with audiovisual communications and remote access controls.
- Replacing multiple worn, damaged and leaking system components of the petroleum, oils, and lubricants dispensing system.
- Expanding the arms vault to meet National Guard Facilities Allowances requirements.
- All work necessary for the fire alarm system to be current with codes and standards.
- Replacing fluorescent lighting with more energy-efficient LED lighting
- Replacing components and infrastructure of the public address system to make it operational again.
- Replacing all cabinetry, casework, appliances, and shelving in the kitchen.
- Replacing the automatic door system at the main entry and installing them at the restrooms to address Americans with Disabilities Act compliance deficiencies.
- Complete renovation of the interior workspaces to include repairing or replacing flooring, ceilings, walls, and fixtures.

If this project is not supported, several functional spaces will continue to age and degrade, causing increased sustainment costs and possible system and component failures. This will reduce the readiness of the MATES unit and negatively affect their mission to perform field and limited sustainment maintenance in accordance with prescribed U.S. Army standards implemented by the National Guard Bureau for all types of ground surface equipment issued to the Army National Guard. Furthermore, it will decrease the readiness of the supported units MATES serves across the state.

The total project cost is \$7,950,000 and fully reimbursable by the National Guard Bureau. The design phase is scheduled for fiscal year 2027 with a cost of \$740,000 and construction the following year with a cost of \$7,210,000.

Location

City: Yakima

County: Yakima

Legislative District: 004

Project Type

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:12PM

Project Number: 40000369

Project Title: Yakima Training Center (MATES) Renovation

Description

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
001-2	General Fund-Federal	7,950,000				7,950,000
	Total	7,950,000	0	0	0	7,950,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000369	40000369
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 Military Department
Project Name	Yakima Training Center MATES Renovation
OFM Project Number	40000369

Contact Information

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

Statistics

Gross Square Feet	70,171	MACC per Gross Square Foot	\$78
Usable Square Feet	59,645	Escalated MACC per Gross Square Foot	\$84
Alt Gross Unit of Measure			
Space Efficiency	85.0%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	10.64%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	8.30%	Location Used for Tax Rate	Yakima
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start		Predesign End	
Design Start	January-26	Design End	June-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$7,374,981	Total Project Escalated	\$7,959,458
		Rounded Escalated Total	\$7,959,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$750,000
Next Biennium			\$7,209,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$442,334		
Extra Services	\$0		
Other Services	\$198,730		
Design Services Contingency	\$64,106		
Consultant Services Subtotal	\$705,170	Consultant Services Subtotal Escalated	\$750,056

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,477,306	Maximum Allowable Construction Cost (MACC) Escalated	\$5,920,421
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$547,731		\$592,043
Non-Taxable Items	\$0		\$0
Sales Tax	\$500,085	Sales Tax Escalated	\$540,542
Construction Subtotal	\$6,525,121	Construction Subtotal Escalated	\$7,053,006

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$112,598		
Other Project Admin Costs	\$32,092		
Project Administration Subtotal	\$144,690	Project Administration Subtotal Escalated	\$156,396

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

Project Cost Estimate			
Total Project	\$7,374,981	Total Project Escalated	\$7,959,458
		Rounded Escalated Total	\$7,959,000

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:47AM

Project Number: 40000347

Project Title: Camp Murray Mechanical Security Barricade Repair

Description

Starting Fiscal Year: 2026
Project Class: Program
Agency Priority: 22

Project Summary

The Military Department requests federal spending authority for the design and repair of the five mechanical barricades and traffic spike system located at the Commercial Vehicle Inspection gate and the Visitor's Center gate on Camp Murray, WA.

Project Description

The Commercial Vehicle Inspection (CVI) gate barricades and one-way traffic spikes are over 20 yearsold, and the Visitor's Center (Main) gate barricade is approximately 12 yearsold. Due to their age, these barricades are beyond their useful life, parts areno longer readily available for repairs, and malfunctions have occurredresulting in damaged cars. The current state of disrepair means they cannot berelied on to function when needed, posing a severe threat to security accesscontrol and the safety of carrying out the agency's missions.

The mechanical securitybarricades at the CVI and Main gates are crucial in Camp Murray'sAnti-Terrorism and Force Protection (AT/FP) defense strategy. These systems arethe first line of defense against both domestic and foreign threats. CampMurray is a secure military installation for all major subordinate commands ofthe Washington Army National Guard (WAARNG), Washington Air National Guard(WAANG), the Adjutant General, the WA State Emergency Management Division, andseveral support units comprised of over 1,600 military and civilian personnel.It is critical to have safety and security measures in place so these divisionscan work towards their prospective missions.

This project entailsrepairing five mechanical barricades at the CVI and Main gates, and a one-waytraffic spike system at the CVI gate. The specific work includes repairing orreplacing all mechanical, hydraulic, electrical, and low-voltage components, controls,and infrastructure, as well as thorough mechanical cleaning.

Without approved federalspending authority, the barriers and one-way traffic spike system, alreadyunreliable, will continue to decay until total failure. This would leavesecurity at Camp Murray severely compromised. The alternative of demolition andinstallation of new systems would be costly and time-consuming, requiringnational-level competition for National Guard Bureau funding and, therefore,not a viable option.

This request is for\$2,660,000 of federal spending authority. The project will be 100 percentreimbursed by the National Guard Bureau. There is no requirement for a statematch and no operational impacts in future years.

Location

City: Tacoma

County: Pierce

Legislative District: 009

Project Type

Infrastructure Preservation (Minor Works)

Growth Management impacts

There are no growth management impacts as this is within the perimeter of Camp Murray and does not change the functionality or purpose.

New Facility: No

Funding

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:47AM

Project Number: 40000347

Project Title: Camp Murray Mechanical Security Barricade Repair

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	2,660,000				2,660,000
	Total	2,660,000	0	0	0	2,660,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

Repairing current infrastructure which does not impact operating costs.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000347	40000347
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 Military Department
Project Name	Camp Murray Mechanical Security Barricade Repair
OFM Project Number	40000347

Contact Information

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

Statistics

Gross Square Feet	4	MACC per Gross Square Foot	\$433,858
Usable Square Feet	4	Escalated MACC per Gross Square Foot	\$468,957
Alt Gross Unit of Measure	Each		
Space Efficiency	100.0%	A/E Fee Class	C
Construction Type	Other Sch. C Projects	A/E Fee Percentage	11.67%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Tacoma
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Pre-design Start		Pre-design End	
Design Start	July-25	Design End	March-26
Construction Start	July-26	Construction End	June-27
Construction Duration	12 Months		

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Project Cost Summary

Total Project	\$2,463,469	Total Project Escalated	\$2,656,001
		Rounded Escalated Total	\$2,656,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$274,000
Next Biennium			\$2,382,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$167,076		
Extra Services	\$0		
Other Services	\$69,061		
Design Services Contingency	\$23,614		
Consultant Services Subtotal	\$259,751	Consultant Services Subtotal Escalated	\$274,001

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,735,432	Maximum Allowable Construction Cost (MACC) Escalated	\$1,875,829
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$173,543		\$187,583
Non-Taxable Items	\$0		\$0
Sales Tax	\$241,312	Sales Tax Escalated	\$260,834
Construction Subtotal	\$2,150,287	Construction Subtotal Escalated	\$2,324,246

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$44,250		
Other Project Admin Costs	\$9,181		
Project Administration Subtotal	\$53,431	Project Administration Subtotal Escalated	\$57,754

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

Project Cost Estimate			
Total Project	\$2,463,469	Total Project Escalated	\$2,656,001
		Rounded Escalated Total	\$2,656,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:56AM

Project Number: 40000353

Project Title: Camp Murray Building 3 Interior Renovation

Description

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 25

Project Summary

The Military Department anticipates the need for state funding and federal expenditure authority in the 2027-29 biennium to repair and renovate Camp Murray Building 3 to meet the mission requirements and operational needs of the Washington Army National Guard (WAARNG) Joint Services Support Directorate. The renovation will convert underutilized storage and circulation space to mission-critical office, classroom, and conference room space, as well as improve the restrooms and aging building surfaces and components throughout the building.

Project Description

The Joint Services Support (JSS) Directorate is a centralized support center for all Washington National Guard, reserve, and veteran personnel and their family members, offering family readiness programs and services. Their vital mission provides transition services and a variety of state and family programs such as mental/psychological health assistance, financial guidance, child and youth services, employer/employee support relationship services, employment transitioning assistance, a resiliency care team, plus many additional programs and services that advocate the well-being of the soldier and their family members, as well as 24-hour emergency assistance.

Building 3 on Camp Murray was built and designed as a horse barn in 1927. It is categorized as a Readiness Center, but it does not have the basic functional areas in accordance with National Guard Pamphlet (NGPAM) 415-12, Army National Guard Facilities Allowances. Readiness centers are facilities constructed to support individual and collective training, general administration, communications, and logistical requirements for the Army National Guard. In its current state, building 3 on Camp Murray does not adequately meet the functional needs of the 46 JSS personnel or the countless soldiers, veterans, and family members they serve. Over the last 97 years since its original construction, minimal periodic sustainment and modernization efforts have been made to meet the mission needs of prior units assigned to the building.

This project will renovate and modernize an estimated 5,958 square feet of 11,837 square feet of building 3. The following scope was discussed and validated with stakeholders, particularly the JSS Directorate:

1. Remove a roll-up bay door and install a 32-foot-long wall enclosing approximately 650 square feet to create five office spaces at 130 square feet each.
2. The renovation of the restrooms to convert 70 square feet of the circulation area to add 35 square feet each to the male and female restrooms. This will provide additional toilets/urinals, upgraded electrical and plumbing infrastructure, and more energy-efficient lighting.
3. Theremoval of a wall between the breakroom and circulation area to create a combined space of 640 square feet. As there is an exit door in this circulation space, all fire and egress codes and regulations must be addressed within the scope of this alteration.
4. The installation of an approximate 30-foot wall and personnel door within a classroom to create seven dedicated administrative spaces for the Integrated Primary Prevention Team at 130 square feet each.
5. The removal of a roll-up bay door and renovation of approximately 850 square feet of storage space in the southwest corner of the facility (room 103 and the connecting office) will create a multi-function hybrid space for classroom, conference, or office use. The repair and renovation of approximately 1515square feet of administrative space will create cubicle space for 12employees.
6. Renovation of all worn and damaged building surfaces, finishes, and infrastructure systems, including lighting and lighting controls, low-voltage electrical and communication lines, plumbing, HVAC, fire alarm, and all other associated infrastructure and components throughout the facility to provide a complete and fully functional facility that meets or exceeds current codes and standards and JSS mission requirements.

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:56AM

Project Number: 40000353

Project Title: Camp Murray Building 3 Interior Renovation

Description

Since this building was built in 1927, it is assumed that it has lead-based paint (LBP) and asbestos-containing materials (ACM). For both materials, specific construction safety activities and disposal methods must be performed in accordance with state and federal regulations.

The Joint Services Support Directorate cannot properly provide vital services and programs to military personnel and their families. There needs to be more dedicated office, classroom, or conference space to carry on confidential and highly sensitive conversations and provide instructional services. There is excess, under-utilized storage space in this facility. Therefore, a renovation to efficiently utilize the available space is more cost-effective than leasing or constructing a new facility. The WAARNG currently operates with a Readiness Center space deficiency of 502,949 square feet; no other facilities in our current inventory are available to house the JSS.

Leasing a building nearby that can match mission needs may be challenging due to limited-to-no availability in the area and the fact that the facility would no longer be located within the perimeter of Camp Murray, where all other Washington National Guard headquarters and personnel functions are located. Leasing also necessitates a federal Real Estate Action Plan approval and environmental assessments, typically taking about two years. Building a new building to support this unit's mission and functional space requirements will take at least 30 years. This facility has no replacement in the department's 10-yearplan or the WAARNG long-range construction plan.

This project utilizes a combination of 25 percent state and 75 percent federal funding on the modernization scope and 50 percent state and 50 percent federal funding on the sustainment and restoration scope. Overall, the cost-sharing scheme will maximize the federal funding available for the project. The total project funding requirement for design and construction is \$5,728,000, with a federal share of \$3,138,000 to be reimbursed by the National Guard Bureau (NGB) and a state match of \$2,590,000. The design phase is projected for fiscal year 2028, with construction the following fiscal year. The project has been submitted and accepted as an authorized project by NGB and is competing to receive federal funding.

Location

City: Unincorporated

County: Pierce

Legislative District: 009

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	3,138,000				
057-1	State Bldg Constr-State	2,590,000				
	Total	5,728,000	0	0	0	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:56AM

Project Number: 40000353

Project Title: Camp Murray Building 3 Interior Renovation

Funding

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal	3,138,000			
057-1	State Bldg Constr-State	2,590,000			
Total		5,728,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant operating impacts.

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000353	40000353
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 Military Department
Project Name	Camp Murray Building 3 Interior Renovation
OFM Project Number	40000353

Contact Information

Name	Adam M. Iwaszuk
Phone Number	253-512-8702
Email	adam.m.iwaszuk.civ@army.mil

Statistics

Gross Square Feet	19,165	MACC per Gross Square Foot	\$191
Usable Square Feet	11,837	Escalated MACC per Gross Square Foot	\$218
Alt Gross Unit of Measure			
Space Efficiency	61.8%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	12.45%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Tacoma
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Pre-design Start		Pre-design End	
Design Start	October-26	Design End	June-27
Construction Start	December-27	Construction End	March-29
Construction Duration	16 Months		

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Project Cost Summary

Total Project	\$5,067,021	Total Project Escalated	\$5,747,867
		Rounded Escalated Total	\$5,748,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$5,748,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$346,638		
Extra Services	\$0		
Other Services	\$155,736		
Design Services Contingency	\$50,237		
Consultant Services Subtotal	\$552,611	Consultant Services Subtotal Escalated	\$610,467

Construction			
Maximum Allowable Construction Cost (MACC)	\$3,668,300	Maximum Allowable Construction Cost (MACC) Escalated	\$4,174,526
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$366,830		\$417,453
Non-Taxable Items	\$0		\$0
Sales Tax	\$415,638	Sales Tax Escalated	\$472,996
Construction Subtotal	\$4,450,768	Construction Subtotal Escalated	\$5,064,975

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$54,936		
Other Project Admin Costs	\$8,706		
Project Administration Subtotal	\$63,642	Project Administration Subtotal Escalated	\$72,425

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

Project Cost Estimate			
Total Project	\$5,067,021	Total Project Escalated	\$5,747,867
		Rounded Escalated Total	\$5,748,000

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:00PM

Project Number: 40000358

Project Title: Kent Readiness Center Renovation

Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 27

Project Summary

The Military Department requests state funding for a predesign study to explore renovating the 34-year-old Kent Readiness Center to meet the mission requirements and operational needs of the Washington Army National Guard in accordance with the National Guard standards.

Project Description

The Kent Readiness Center (RC) was constructed in 1990 and is in urgent need of major interior remodeling and renovations. Despite minor upgrades over the past 34 years, the facility's infrastructure still bears the stylized elements of the late 1980s in technology and interior finishes. The RC must meet the functional requirements of a modern-day Readiness Center as per the "National Guard Pamphlet (NG PAM) 415-12 Army National Guard Facility Allowances". The absence of a female shower element in the building and the current cramped interior configuration are pressing issues that need immediate attention. Failure to address these issues will lead to further degradation, negatively impacting both federal and state missions, impairing the units' readiness to respond, and resulting in increased maintenance costs. Improvements to the Kent RC are crucial to better support the Washington Army National Guard (WAARNG) mission and state emergency response to wildfires, floods, and earthquakes.

The department received state funding and federal spending authority in the 2019-21 Capital Budget for an interior renovation, but the National Guard Bureau did not provide federal funding to start the project. Funding was secured for the Kent RC Water Damage project (40000311), which has a limited scope of re-engineering the drainage system and repairing water-damaged areas of the facility's exterior. There is also an energy modernization Minor Works project being requested this biennium to install a solar photovoltaic system and convert the natural gas equipment and infrastructure systems to electric.

The predesign will explore remodeling and additional alternatives to provide an equitable facility for male and female Soldiers (restrooms, showers, and locker rooms), a welcoming environment for prospective recruits and their families, and safe and functional workspaces free of known hazards.

The department explored leasing and new construction as alternatives to a complete renovation. Leasing necessitates federal Real Estate Action Plan (REAP) approval and environmental assessments, typically taking about three years. Locating a facility to match the mission needs would be difficult and near impossible in the same 20-mile area. This was determined to be a non-viable alternative.

Construction of a new readiness center that can support this unit's mission and functional space requirements will take at least 15-20 years, as the current federal funding request process is for 2032. Based on the National Guard Bureau's project scoring model, a new RC construction project has a low probability of success, and the department determined that this was a non-viable option.

Since the leasing and construction alternatives have a minimal to no chance of being funded in the next 5-20 years, restoration is the only and preferred alternative with a high probability of funding through the federal restoration project funding competition. If funded, the current units stationed at the Kent RC will temporarily utilize nearby buildings during the

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 12:00PM

Project Number: 40000358

Project Title: Kent Readiness Center Renovation

Description

renovation.

The project's total cost is \$16,032,000, of which \$12,571,000 is eligible for reimbursement by the National Guard Bureau.

Location

City: Kent

County: King

Legislative District: 009

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
001-2	General Fund-Federal	12,571,000				
057-1	State Bldg Constr-State	3,461,000				
	Total	16,032,000	0	0	0	0
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
001-2	General Fund-Federal	1,297,000	11,274,000			
057-1	State Bldg Constr-State	761,000	2,700,000			
	Total	2,058,000	13,974,000	0	0	

Operating Impacts

No Operating Impact

Narrative

This project repairs the current facility and does not have any significant 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	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000358	40000358
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 Military Department
Project Name	Kent Readiness Center Renovation
OFM Project Number	40000358

Contact Information

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

Statistics

Gross Square Feet	57,696	MACC per Gross Square Foot	\$170
Usable Square Feet	51,926	Escalated MACC per Gross Square Foot	\$198
Alt Gross Unit of Measure			
Space Efficiency	90.0%	A/E Fee Class	B
Construction Type	Armories	A/E Fee Percentage	11.44%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.33%	Higher Ed Institution	No
Sales Tax Rate %	10.50%	Location Used for Tax Rate	Kent
Contingency Rate	10%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	February-26	Predesign End	August-26
Design Start	July-27	Design End	March-28
Construction Start	July-28	Construction End	December-29
Construction Duration	18 Months		

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Project Cost Summary

Total Project	\$13,845,122	Total Project Escalated	\$16,032,000
		Rounded Escalated Total	\$16,032,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$0
Next Biennium			\$16,032,000
Out Years			\$0

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

Consultant Services			
Predesign Services	\$409,724		
Design Phase Services	\$872,307		
Extra Services	\$0		
Other Services	\$383,162		
Design Services Contingency	\$166,519		
Consultant Services Subtotal	\$1,831,711	Consultant Services Subtotal Escalated	\$2,058,000

Construction			
Maximum Allowable Construction Cost (MACC)	\$9,822,038	Maximum Allowable Construction Cost (MACC) Escalated	\$11,424,995
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$982,204		\$1,142,500
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,134,463	Sales Tax Escalated	\$1,319,608
Construction Subtotal	\$11,938,705	Construction Subtotal Escalated	\$13,887,103

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

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

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$53,385		
Other Project Admin Costs	\$21,320		
Project Administration Subtotal	\$74,705	Project Administration Subtotal Escalated	\$86,897

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

Project Cost Estimate			
Total Project	\$13,845,122	Total Project Escalated	\$16,032,000
		Rounded Escalated Total	\$16,032,000

KENT



24410 Military Rd. S, Kent, WA 98032 | State District 33 | Congressional District 9 | Lat/Long 47.3826/-122.2864

Located inside the city limits of Kent (population 136,588) in King County, the site serves as home to multiple units.

COMMUNITY



TBD: How the site is significant to the locale community and significant events they've supported.

RECRUITING & RETENTION

DEMOGRAPHICS.⁴ The total population of ages 18-34 within 30 miles of Kent is 887,031.

SITE STRENGTHS. TBD

SITE WEAKNESSES. TBD

STATIONING

STATIONED UNITS.

- 3rd Battalion, 161st Infantry Regiment (WPAPAA)
- Co B, 3rd Battalion, 161st Infantry Regiment (WPAPB0)

- HHC, 3rd Battalion, 161st Infantry Regiment (WPAPT0)
- Co I, 181st Battalion Forward Support Company (WQYTJ0)
- Det 3, Co A, Recruiting and Retention Battalion (W91JA3)

MISSION.

- WPAPAA and WPAPB0: To close with and destroy enemy forces using fire, maneuver, and shock effect, or to repel assault by fire and counterattack.
- WPAPT0: To provide command, control and supervision of tactical operations of the battalion units.
- WQYTJ0: To provide forward maintenance and logistical supply support.

STRENGTH.¹ Combined, the units have 423 personnel, consisting of 29 officers, 1 warrant officer, and 393 enlisted.

FULL TIME SUPPORT. Combined, the units have 29 full-time active guard reserve consisting of 3 officers and 26 enlisted.

FUTURE VISION. TBD

SITE SPACE

The Army National Guard bases space requirements (e.g., facility square footage) on assigned unit strength. Space deficits indicate that a required property is missing or not large enough to serve its mission. Having excess space limits our ability to acquire new space to fill deficits.

SPACE DEFICITS.²

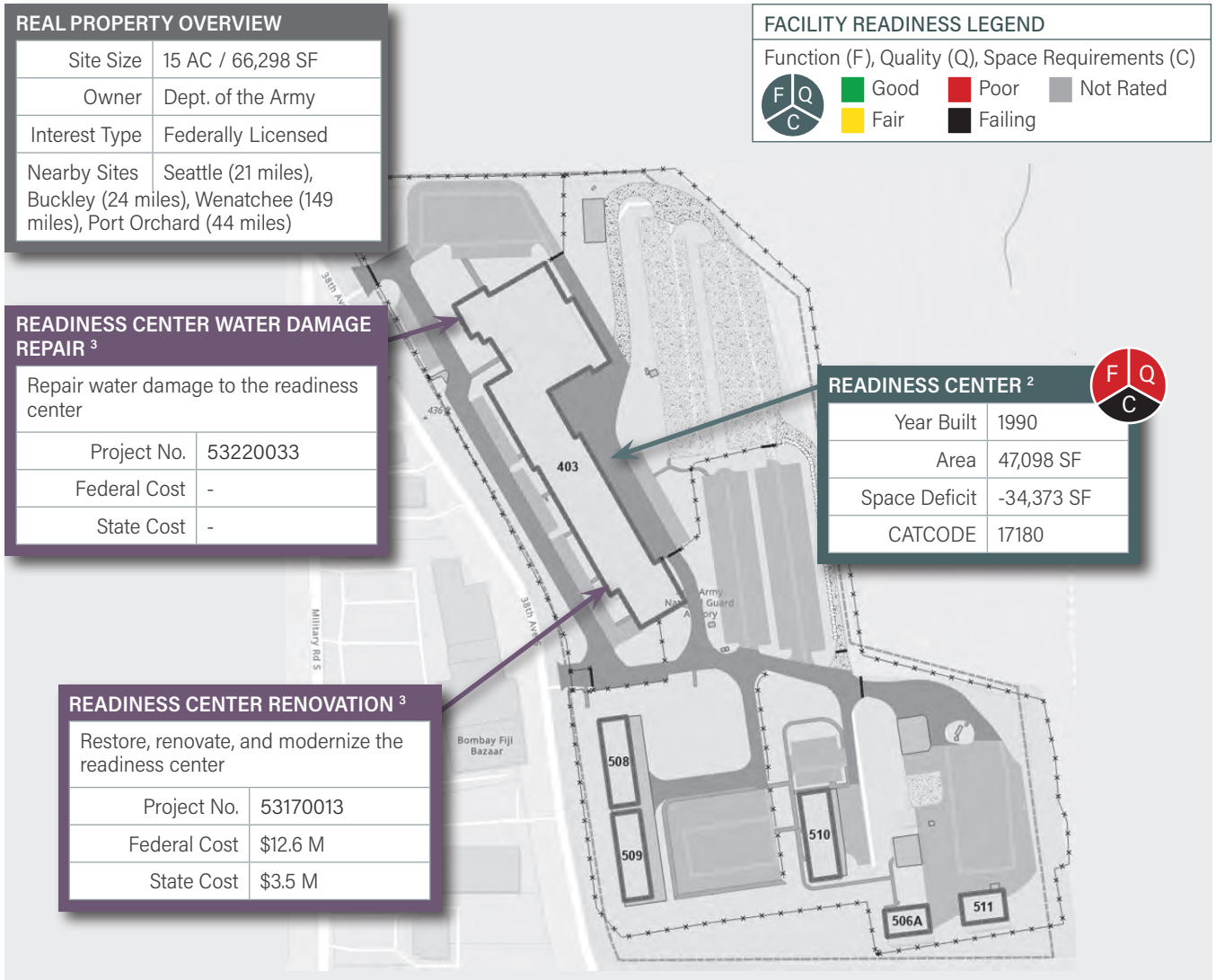
- Readiness Center (-34,373 SF)
- Vehicle Storage (-68,400 SF)
- Org. Parking (-2,742 SY)
- Non-Org. Parking (-8,140 SY)

EXCESS SPACE.²

- Org. Storage (+6,335 SF)

(1)ASIP FY2024 Q2 report; (2) RPLANS V68 Dec 2023; (3) SRM Projects - Long Range Construction Plan 31May2024; (4) American Community Survey, accessed 31May2023

KEY PROJECTS & FACILITIES



KENT

PLANNED & PRIORITIZED PROJECTS³

Priority	Project No.	Project Name	Classification	Status
5000	532002	Kent RC ADD/ ALT - UMMC	UMMC MILCON	
1	53220033	Kent RC Water Damage Repair	Sustainment	New
2	53220024	Kent Bldg 506A Organizational Storage Building Roof Replacement	Sustainment	Active
3	53170013	Kent RC Renovation	R&M	Active
4	53190019	Kent RC - MOV Parking Lot Repair	Sustainment	Active
5	53190020	Kent RC-Extended Parking Lot	R&M	For Revision/Review
6	53200062	Kent RC Vehicle Storage Building II	R&M	Active
7	53230042	Kent RC Dumpster Enclosure	R&M	Active
30000	53230004	Kent FY24 Energy Resilience and Decarbonization	Energy	Active
30000	53230008	Kent FY25 EVCF Implementation	Energy	Active

See [Appendix B – Site Development Plans](#) for location of projects.

245 - Military Department Capital Project Request

2025-27 Biennium

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Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:29AM

Project Number: 40000274

Project Title: Minor Works Program 2023-25 Biennium

Description

Starting Fiscal Year: 2024
Project Class: Program
Agency Priority: 12

Project Summary

Reappropriation of state funding and federal spending authority is requested to complete upgrades and renovations to National Guard and Military Department facilities across the state.

Project Description

Reappropriation of funding is requested for minor works projects to modernize or enhance existing state and federally supported Military Department facilities.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Program (Minor Works)

Growth Management impacts

There are no growth management impacts, the project is within the current facility for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	7,764,000		690,000	7,074,000	
057-1	State Bldg Constr-State	4,721,000		813,000	3,908,000	
Total		12,485,000	0	1,503,000	10,982,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
Total		0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000274	40000274
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

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:20AM

Project Number: 30000808

Project Title: Tri-Cities Readiness Center

Description

Starting Fiscal Year: 2020
Project Class: Program
Agency Priority: 0

Project Summary

Reappropriation of state funding and federal spending authority is requested to complete the construction of the Tri-Cities Readiness Center. The project is in contract closeout and awaiting art installation.

Project Description

The Military Department requests the reappropriation of state funding and federal spending authority to complete the creation of the Tri-Cities Readiness Center. The construction is complete, and the art installation is pending finalization by the selected artist.

This project began with a land purchase in the 2015-17 biennium, was predesigned in the 2017-19 biennium, and then designed and constructed in the 2019-21 biennium. Due to continuing resolutions, federal funding was delayed. The project was reappropriated in the 2021-23 and 2023-25 bienniums. The amount requested for reappropriation is for final payments of open contracts, including the art installation.

Location

City: Richland

County: Benton

Legislative District: 008

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

The facility is in an industrial area.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	11,100,000	10,790,000	185,000	125,000	
057-1	State Bldg Constr-State	5,152,000	4,839,000	33,000	280,000	
364-1	Military Dep Cap Act-State	796,000	796,000			
Total		17,048,000	16,425,000	218,000	405,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
364-1	Military Dep Cap Act-State					
Total		0	0	0	0	

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:20AM

Project Number: 3000808

Project Title: Tri-Cities Readiness Center

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	30000808	30000808
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

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:22AM

Project Number: 30000930

Project Title: Snohomish Readiness Center

Description

Starting Fiscal Year: 2022
Project Class: Program
Agency Priority: 0

Project Summary

Reappropriation of state funding and federal spending authority requested to complete the renovation of the Snohomish Readiness Center. The project is currently in construction.

Project Description

The Military Department requests reappropriation of the state funding and federal spending authority to complete the renovation of the Snohomish Readiness Center. The project will be completed in the 2025-27 biennium.

Location

City: Snohomish County: Snohomish Legislative District: 044

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no Growth Management Impacts as this renovation does not add additional square footage or change the use of the facility.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	8,545,000	570,000	142,000	7,833,000	
057-1	State Bldg Constr-State	3,973,000	191,000	286,000	3,496,000	
Total		12,518,000	761,000	428,000	11,329,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
Total		0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	30000930	30000930
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

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:23AM

Project Number: 40000004

Project Title: Anacortes Readiness Center Major Renovation

Description

Starting Fiscal Year: 2022
 Project Class: Program
 Agency Priority: 0

Project Summary

Reappropriation of state funding and federal spending authority requested to complete the renovation of the Anacortes Readiness Center. The project is currently in contract closeout.

Project Description

The Military Department requests reappropriation of the state funding and federal spending authority to complete the renovation of the Anacortes Readiness Center. The project is currently in contract closeout and will be completed in the 2025-27 biennium.

Location

City: Anacortes County: Skagit Legislative District: 040

Project Type

New Facilities/Additions (Major Projects)
 Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	3,310,000	1,522,000	1,588,000	200,000	
057-1	State Bldg Constr-State	3,570,000	2,270,000	1,150,000	150,000	
364-1	Military Dep Cap Act-State	13,000	13,000			
	Total	6,893,000	3,805,000	2,738,000	350,000	0
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
364-1	Military Dep Cap Act-State					
	Total		0	0	0	0

Operating Impacts

No Operating Impact

OFM

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:23AM

Project Number: 40000004

Project Title: Anacortes Readiness Center Major Renovation

Operating Impacts

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000004	40000004
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

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:24AM

Project Number: 40000104

Project Title: Field Maintenance Shop Addition-Sedro Woolley FMS

Description

Starting Fiscal Year: 2022
Project Class: Program
Agency Priority: 0

Project Summary

Reappropriation of federal spending authority is requested to complete the expansion of the Sedro Woolley Field Maintenance Shop.

Project Description

The Military Department requests the reappropriation of federal spending authority for the upgrade and expansion of the Field Maintenance Shop in Sedro Woolley.

Location

City: Sedro-Woolley

County: Skagit

Legislative District: 039

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	2,250,000	8,000	842,000	1,400,000	
	Total	2,250,000	8,000	842,000	1,400,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000104	40000104
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

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:25AM

Project Number: 40000190

Project Title: Camp Murray Bldg 47 and 48 Barracks Replacement

Description

Starting Fiscal Year: 2022
 Project Class: Program
 Agency Priority: 0

Project Summary

Reappropriation of federal spending authority is requested to complete the construction of replacement barracks at Camp Murray.

Project Description

A reappropriation of federal spending authority is requested for demolition of existing barracks and the design and construction of upgraded replacement barracks at Camp Murray. Construction is pending the receipt of federal funding in federal fiscal year 2025.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	3,000,000	171,000		2,829,000	
	Total	3,000,000	171,000	0	2,829,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000190	40000190
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

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:26AM

Project Number: 40000191

Project Title: Camp Murray Bldg 65 Barracks Replacement

Description

Starting Fiscal Year: 2022
Project Class: Program
Agency Priority: 0

Project Summary

Reappropriation of federal spending authority is requested to complete the replacement of the barracks at Camp Murray, which is currently under construction.

Project Description

A reappropriation of construction authority is requested for demolition of existing barracks and the design and construction of upgraded replacement barracks at Camp Murray.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	3,000,000	185,000	115,000	2,700,000	
	Total	3,000,000	185,000	115,000	2,700,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000191	40000191
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

245 - Military Department
Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:26AM

Project Number: 40000192

Project Title: Camp Murray Bldg 34 Renovation

Description

Starting Fiscal Year: 2022
Project Class: Program
Agency Priority: 0

Project Summary

Reappropriation of state funding and federal spending authority is requested to complete the renovation of building 34 on Camp Murray, which is currently under construction.

Project Description

The Military Department requests reappropriation of the state funding and federal spending authority to complete the renovation of building 34 on Camp Murray. The project will be completed in the 2025-27 biennium.

Location

City: Unincorporated County: Pierce Legislative District: 028

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts as this project is within the current facility footprint and for the same purposes.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	5,410,000		110,000	5,300,000	
057-1	State Bldg Constr-State	4,589,000		89,000	4,500,000	
	Total	9,999,000	0	199,000	9,800,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

While there are some energy efficiency upgrades that will reduce utility costs, the upgrades to medical-grade standards for HVAC, plumbing and electrical systems, the expansion of MEDDET's usage area, and the additional showers are expected to increase utility costs creating a net zero gain. There are no changes to maintenance personnel or requirements.

OFM

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:26AM

Project Number: 40000192

Project Title: Camp Murray Bldg 34 Renovation

Operating Impacts

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000192	40000192
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

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:28AM

Project Number: 40000196

Project Title: JBLM Non-Organizational (POV) Parking Expansion

Description

Starting Fiscal Year: 2023
 Project Class: Program
 Agency Priority: 0

Project Summary

Reappropriation of federal spending authority is requested to complete the expansion of the parking lot at the National Guard Aviation Readiness Center, which is currently under construction.

Project Description

The Military Department requests the reappropriation of federal spending authority to expand the parking lot at the Aviation Readiness Center on Joint Base Lewis-McChord (JBLM). The project will be completed in the 2025-27 biennium.

Location

City: Unincorporated

County: Pierce

Legislative District: 028

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	1,895,000	46,000	529,000	1,320,000	
	Total	1,895,000	46,000	529,000	1,320,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal	0	0	0	0	
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000196	40000196
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

**245 - Military Department
Capital Project Request**

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:32AM

Project Number: 40000290

Project Title: WA Army National Guard Vehicle Storage Buildings

Description

Starting Fiscal Year: 2024
 Project Class: Program
 Agency Priority: 0

Project Summary

Reappropriation of state funding and federal spending authority to construct vehicle storage buildings at four National Guard sites.

Project Description

The Military Department requests the reappropriation of state funding and federal expenditure authority to construct vehicle storage buildings in four locations across the state: Camp Murray, Joint Base Lewis-McChord, the Yakima Training Center, and the newly completed Tri-Cities Readiness Center.

Location

City: Statewide County: Statewide Legislative District: 098

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

These vehicle storage buildings will be built on current department property adjacent to existing Readiness Centers.

New Facility: Yes

How does this fit in master plan

This will allow for storage and protection of National Guard Assets at four locations statewide.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	11,450,000		350,000	11,100,000	
057-1	State Bldg Constr-State	750,000			750,000	
	Total	12,200,000	0	350,000	11,850,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000290	40000290
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

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:32AM

Project Number: 40000297

Project Title: Yakima Training Center 951 Renovation

Description

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 0

Project Summary

Reappropriation of federal spending authority is requested to complete the renovation of building 951 at the Yakima Training Center.

Project Description

The Military Department requests the reappropriation of the federal spending authority to renovate the functional areas of the Yakima Training Center General Instruction Building from its original use as a maintenance facility to meet current training needs. The design is complete and construction is awaiting the receipt of federal funding in federal fiscal year 2025.

Location

City: Unincorporated

County: Yakima

Legislative District: 015

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	3,060,000		135,000	2,925,000	
	Total	3,060,000	0	135,000	2,925,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000297	40000297
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

245 - Military Department
 Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:33AM

Project Number: 40000298

Project Title: Central Building Automation System for National Guard Buildings

Description

Starting Fiscal Year: 2024
 Project Class: Program
 Agency Priority: 0

Project Summary

Federal expenditure authority is requested to establish a new centralized building automation system that meets federal requirements relating to cybersecurity of facility-related control systems.

Project Description

Federal expenditure authority is provided to establish a new centralized building automation system that meets federal requirements relating to cybersecurity of facility-related control systems.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

N/A.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	2,227,000			2,227,000	
	Total	2,227,000	0	0	2,227,000	0
		Future Fiscal Periods				
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000298	40000298
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

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:34AM

Project Number: 40000300

Project Title: Spokane Readiness Center IT Infrastructure Upgrade

Description

Starting Fiscal Year: 2024
 Project Class: Program
 Agency Priority: 0

Project Summary

The reappropriation of federal spending authority is requested to complete the infrastructure construction at the Spokane Readiness Center data center and the replacement of the HVAC system.

Project Description

The Military Department requests reappropriation of federal spending authority for design and infrastructure construction at the Spokane Readiness Center data center, to include replacement of the HVAC system.

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Infrastructure (Major Projects)

Growth Management impacts

The project is within the same facility and the same purpose, therefore there are no growth management impacts.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
001-2	General Fund-Federal	1,241,000		289,000	952,000	
057-1	State Bldg Constr-State	609,000		161,000	448,000	
	Total	1,850,000	0	450,000	1,400,000	0
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000300	40000300
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

245 - Military Department Capital Project Request

2025-27 Biennium

*

Version: C5 MIL 2025-27 Capital Budget Request

Report Number: CBS002

Date Run: 9/6/2024 11:36AM

Project Number: 40000314

Project Title: Yakima Training Center Army NG Combat Fitness Training Facility

Description

Starting Fiscal Year: 2024
 Project Class: Program
 Agency Priority: 0

Project Summary

Federal expenditure authority is provided to design an Army Combat Fitness Training Facility at the Yakima Training Center.

Project Description

Federal expenditure authority is provided to design an Army Combat Fitness Training Facility at the Yakima Training Center.

Location

City: Unincorporated

County: Yakima

Legislative District: 015

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

There are no growth management impacts as the addition and renovation is within the current property footprint and does not impact community infrastructure.

New Facility: No

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
001-2	General Fund-Federal	6,600,000			600,000	6,000,000
	Total	6,600,000	0	0	600,000	6,000,000
Future Fiscal Periods						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
001-2	General Fund-Federal					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2025-27 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	245	245
Version	C5-A	C5-A
Project Classification	*	All Project Classifications
Capital Project Number	40000314	40000314
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