



September 10, 2024

Office of Financial Management  
P.O. Box 43113  
Olympia, WA 98504-3113

Dear Budget Reviewer,

Agency 395, the Eastern Washington State Historical Society, is submitting one crucial capital decision package for your consideration for the FY25-27 Capital Budget. This decision package is:

### PreDesign Study

We believe we are at a point where expansion is necessary, and that the benefit of further spending on maintenance would be short-lived as the systems being maintained would likely be replaced during the expansion project. This proposed study is necessary to confirm this and to provide guidance on how to most cost-effectively proceed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wesley Jessup'.

Wesley Jessup  
Executive Director  
509-363-5308

**395 - Eastern Washington State Historical Society  
Ten Year Capital Plan by Project Class**

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS001

Date Run: 9/10/2024 5:46PM

**Project Class: Preservation**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
1	<b>40000053 Garage &amp; Emergency Exit Concrete Remediation</b>									
	057-1 State Bldg Constr-State	2,378,000	98,000	17,000	2,263,000					
3	<b>40000054 Minor Works: Preservation 2023-25</b>									
	057-1 State Bldg Constr-State	2,482,000		576,000	1,906,000					
4	<b>40000017 Campbell and Carriage House Repairs and Restoration</b>									
	057-1 State Bldg Constr-State	1,956,000	1,195,000	53,000	708,000					
<b>Total: Preservation</b>		<b>6,816,000</b>	<b>1,293,000</b>	<b>646,000</b>	<b>4,877,000</b>					

**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	<b>40000064 Museum Expansion and Modernization</b>									
	057-1 State Bldg Constr-State	600,000				600,000				

**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
057-1 State Bldg Constr-State	7,416,000	1,293,000	646,000	4,877,000	600,000				

## Ten Year Capital Plan by Project Class

\*

**Report Number:** CBS001  
**Date Run:** 9/10/2024 5:46PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	395	395
Version	D1-A	D1-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

**Project Number:** 40000053  
**Project Title:** Garage & Emergency Exit Concrete Remediation  
**Project Class:** Preservation

**Description**

**Starting Fiscal Year:** 2022  
**Agency Priority:** 1

**Project Summary**

Eastern Washington State Historical Society (EWSHS) requests re-appropriation of capital funding approved in the 2022 Supplement budget for the remediation of a serious spalling concrete problem in the parking garage and adjoining fire exit (spalling is chunks of concrete falling from the walls or ceiling). On-going deterioration caused by continuing water penetration suggests this request cannot await a new biennium. This is not only a preservation issue, but a safety issue as well.

**Project Description**

Funding is provided to repair damaged concrete and implement measures to prevent future water infiltration and concrete deterioration in the parking garage and adjoining emergency exit.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**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
057-1	State Bldg Constr-State	2,378,000	98,000	17,000	2,263,000	
	<b>Total</b>	<b>2,378,000</b>	<b>98,000</b>	<b>17,000</b>	<b>2,263,000</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<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	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

Project Number: 40000054  
 Project Title: Minor Works: Preservation 2023-25  
 Project Class: Preservation

**Description**

Starting Fiscal Year: 2024  
 Agency Priority: 3

**Project Summary**  
 Reappropriation for minor works projects that may continue into the 2025-27 Biennium.

**Project Description**  
 A

**Location**  
 City: Spokane County: Spokane Legislative District: 003

**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
057-1	State Bldg Constr-State	2,482,000		576,000	1,906,000	
	<b>Total</b>	<b>2,482,000</b>	<b>0</b>	<b>576,000</b>	<b>1,906,000</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**  
 All project work will be completed by contractors and overseen by existing staff.

**SubProjects**

SubProject Number: 40000056  
 SubProject Title: Security Doors and Badge Access System Replacement  
 SubProject Class: Preservation

# 395 - Eastern Washington State Historical Society Capital Project Request

2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

## SubProjects

SubProject Number: 40000056  
SubProject Title: Security Doors and Badge Access System Replacement  
SubProject Class: Preservation

Starting Fiscal Year: 2024  
Agency Priority: 3

### Project Summary

EWSHS seeks to replace the Museum's Outside Security Doors and the Badge Access system, both of which are twenty-one years old and failing. As part of this project, we will replace damaged components of the awnings which protect two of the security doors from weather. We will also add lighting and a security camera to better protect our group entry area.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

The museum has four heavily used security doors which are 21 years old and fail to open/close properly, creating a security risk to employees and the collections the agency protects. The awnings over two of the security doors are also failing and leaking on visitors entering the buildings.

The access control and intrusion system, which secures the exterior doors, and other secured offices and collections storage areas in the museum, is also 21 years old and is failing. Doors often do not open when a badge is used on the electronic security pad. When this system recently failed again, the vendor was not able to get parts through regular channels and had to resort to getting used components through an eBay auction. This recent repair cost us nearly \$1,200, and there is no guarantee these parts can be found through eBay again. Repeated instances have occurred within the last year of the badge system failure, and those seeking access to the museum or to secured offices or collection areas must wait for security personnel to give them access with a master key.

Our exterior group entry door has no security camera or exterior lighting and has been identified as a weakness in our building security. As part of this project, we'd like to rectify this weakness by adding lighting and a security camera.

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

Replace four external security doors and portions of two awnings; replace the badge security system protecting access to secured areas of campus and add lighting and a security camera to increase security at the group entry door on the north side of the ground level of the museum building. We anticipate the work being performed in Fall 2023 and should be completed in less than 2 months from start of project. No phasing will be necessary.

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

Museum buildings are not secure as a result of these failing systems and identified security weakness. Failure to correct this problem leaves our buildings unsecure and vulnerable. This is a security risk.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

All visitors and employees will be impacted by this budget request, as all will enjoy protection from dripping water under the awnings at the public entrances to museum buildings. All employees are affected by failure of the badge access system.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

Project Number: 4000054  
 Project Title: Minor Works: Preservation 2023-25  
 Project Class: Preservation

**SubProjects**

SubProject Number: 4000056  
 SubProject Title: Security Doors and Badge Access System Replacement  
 SubProject Class: Preservation

**Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

The 2022-2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged with over 600 community stakeholders.

One of the Strategic Plan's initiatives is to "Enhance and extend the MAC's visitor experience." Objectives under that initiative include "Explore immediate opportunities for facility modifications to improve the MAC's visitor experience." Water dripping on visitors who are under the awnings detracts from their experience.

Another of the Strategic Plan's initiatives is to "Streamline the MAC's Systems and Operations." Failure of badge access system and security doors is a high security risk for the agency and the collections it protects.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State					
	<b>Total</b>	0	0	0	0	0
		Future Fiscal Periods				
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State					
	<b>Total</b>	0	0	0	0	

**Operating Impacts**

No Operating Impact

**Narrative**

Work will be completed by contractors and overseen by existing staff.

SubProject Number: 4000057  
 SubProject Title: Café Remodel/Update  
 SubProject Class: Preservation

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2025-27 Biennium

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Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

## SubProjects

SubProject Number: 40000057  
SubProject Title: Café Remodel/Update  
SubProject Class: Preservation

Starting Fiscal Year: 2024  
Agency Priority: 3

### Project Summary

Eastern Washington State Historical Society (EWSHS) proposes to remodel our café area to modernize it, make it more visible, expand seating, and include new built-in equipment and refrigerated display case to expand its capabilities. We had funding last biennium to remodel the admissions level of the museum, which was to include funds to update the café, but the cost of the café remodel was grossly underestimated, so that portion of the project was not able to be done. The changes proposed will help keep the museum appearance fresh and appealing and will help increase revenues for the museum.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

The museum building was built 21 years ago, and parts of it, including the cafe, are looking dated and worn—the laminate is peeling off counters, countertops are damaged, refrigeration units built into the display counter are not functioning, etc. The café is obscured from the visitor services desk and many visitors don't even realize we have a café. Our café space is inadequate and dated. The space is thus disjointed, and is not ideal on many levels, including the holding of events in our facility. We have anywhere from 75,000 to 100,000 visitors per year, depending on the exhibitions and events we have, and we depend heavily on revenues we generate for admissions, gift shop sales, membership sales, and café sales. This project is a priority because we expect it to increase our visitor numbers and our revenues, which we depend upon.

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

This project will help make the café a destination for Browne's Addition residents as well as Spokane's many college students. An updated café will provide a vibrant space that people will want to be in. The updates will allow us to open earlier (7:30 a.m. vs. the normal 10 a.m. opening time for the rest of the museum), allowing us to capitalize on prime "coffeeshop" business. In conjunction with this capital update, we are planning on replacing furniture and providing better visitor WIFI using operating funds, to help make this a destination for small breakfast or lunch meetings, a place for college students to study while eating breakfast or lunch.

The area the café occupies has a wall of windows on two sides that provides an elevated vista of the surrounding area—a wonderful view unparalleled by any other café in the area. A more visible, newly remodeled area will help this area to be a more appealing destination that will increase our revenues.

If funded, this work will begin in the fall of 2023, and we expect the work to take approximately two months. No phasing will be necessary.

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

The café will be given greater visibility and the seating will be enlarged, resulting in greater sales. The counter will be updated, and new equipment added, giving the café additional capabilities. The more unified space resulting from these changes will better support museum events, such as exhibition openings, member previews, donor appreciation events, and event rentals such as corporate Holiday parties.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

All visitors will be impacted by this project. The updated café will be more visible, accessible and welcoming to museum



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Capital Project Request**

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Report Number: CBS002

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Project Number: 40000054  
 Project Title: Minor Works: Preservation 2023-25  
 Project Class: Preservation

**SubProjects**

SubProject Number: 40000057

SubProject Title: Café Remodel/Update

SubProject Class: Preservation

visitors in need of a place to rest and refresh.

Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.) No

Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

The 2022-2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged with over 600 community stakeholders.

One of the Strategic Plan's initiatives is to "Enhance and extend the MAC's visitor experience." Objectives under that initiative include "Explore immediate opportunities for facility modifications to improve the MAC's visitor experience." Enjoying food and drink in an inviting space with a great view, strong WIFI will certainly improve visitor experience.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

N/A

**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					
	<b>Total</b>	0	0	0	0	0

**Future Fiscal Periods**

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

**Operating Impacts**

No Operating Impact

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

**Version:** D1 Agency 2025-27 Capital Budget

**Report Number:** CBS002

**Date Run:** 9/10/2024 5:47PM

**Project Number:** 4000054

**Project Title:** Minor Works: Preservation 2023-25

**Project Class:** Preservation

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**SubProjects**

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**SubProject Number:** 4000057

**SubProject Title:** Café Remodel/Update

**SubProject Class:** Preservation

**Narrative**

Work will be completed by contractors and overseen by existing staff.

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**SubProject Number:** 4000058

**SubProject Title:** Campus Sprinkler System Replacement

**SubProject Class:** Preservation

# 395 - Eastern Washington State Historical Society Capital Project Request

2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

## SubProjects

SubProject Number: 40000058  
SubProject Title: Campus Sprinkler System Replacement  
SubProject Class: Preservation

Starting Fiscal Year: 2024  
Agency Priority: 3

### Project Summary

Eastern Washington State Historical Society (EWSHS) proposes to replace it's 21-year-old sprinkler system for our campus lawn and landscaping. The pipes used in the system are old, thin, brittle and break easily. It does not meet the definition of a modern-commercial grade system. Multiple breaks in the sprinkler system occur each year. It is believed that there are undetected breaks in the system that leak a significant amount of water into the ground each year.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

Replace failing sprinkler system (proposed replacement does NOT include the separate sprinkler system around historic Campbell House, which was replaced last year). Existing sprinkler system was installed in 2001, and the pipe used then was a much thinner PVC pipe than is used now in commercial sprinkler systems, necessitating frequent repairs. It is believed that there are multiple undetected cracks/breaks in the system which are leading to wasteful and costly water loss from the system. Both the repairs to the system and the suspected water loss add up to a significant expenditure of resources.

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

Replace existing sprinkler system with a modern commercial sprinkler system of stronger materials which will be much more robust and problem free than the old one was. We anticipate the work being performed in Spring 2024 and should be completed in less than 2 months from the start of the project. No phasing will be necessary.

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

Replacement commercial sprinkler system will be more cost-effective, deliver water to the grounds more effectively, and will require less maintenance, (a savings of both time and money).

If this project is not funded, the sprinkler system will continue to deteriorate, resulting in additional resources (time and money) to mitigate.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

Employees, museum visitors and neighbors are impacted by this budget request.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

The 2022-2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged with over 600 community stakeholders.

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Capital Project Request**

2025-27 Biennium

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**Project Number:** 40000054  
**Project Title:** Minor Works: Preservation 2023-25  
**Project Class:** Preservation

**SubProjects**

**SubProject Number:** 40000058  
**SubProject Title:** Campus Sprinkler System Replacement  
**SubProject Class:** Preservation

One of the Strategic Plan’s initiatives is to “Enhance and extend the MAC’s visitor experience.” Objectives under that initiative include “Explore immediate opportunities for facility modifications to improve the MAC’s visitor experience.” Among the first impressions made by a visitor is the appearance of our lawns and landscaping. A modern, robust commercial sprinkler system will help visitors to have a favorable first impression and will thus help us achieve this strategic initiative.

**Location**

**City:** Spokane

**County:** Spokane

**Legislative District:** 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		<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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

Work will be completed by contractors and overseen by existing staff.

**SubProject Number:** 40000060  
**SubProject Title:** Energy Reduction Project to Meet Clean Building Standards  
**SubProject Class:** Preservation

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2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

**Project Number:** 40000054  
**Project Title:** Minor Works: Preservation 2023-25  
**Project Class:** Preservation

## SubProjects

**SubProject Number:** 40000060  
**SubProject Title:** Energy Reduction Project to Meet Clean Building Standards  
**SubProject Class:** Preservation

**Starting Fiscal Year:** 2024  
**Agency Priority:** 3

### Project Summary

Eastern Washington State Historical Society (EWSHS) is seeking capital funding to conduct an energy reduction project in an effort to meet the standards required by the 2019 Clean Building Act. This project will include replacing old pumps, Variable Frequency Drives (VFDs) and various air handler improvements with newer, more efficient equipment/ instrumentation, implementing submetering in support of the Clean Buildings Act, completing campus-wide retro-commissioning and TAB (Testing and Balancing) for the first time in over 20 years, replacing windows with bad seals and coating selected windows with UV filters.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

EWSHS is striving to meet the Clean Building Performance Standards (CBPS) set by Governor Inslee and the legislature. This is perhaps a more daunting task for museums than for many other types of buildings because of the required year-around simultaneous running of boilers, chillers, and humidifiers needed to maintain the narrow band of acceptable temperature and humidity needed to optimally preserve our museum collections and exhibitions as mandated by museum best practices and museum accreditation standards. Within the last five years, we've replaced both big chillers and both big boilers on campus and replaced the smaller boiler and water heater in the historic Campbell House with more efficient versions, installed a Chiller loop to circulate chilled water, and have replaced most of our HVAC controls (and have the rest of the HVAC controls scheduled to be replaced this fall). While each of these projects has moved us closer to compliance with the Performance Standards and have earned us ongoing cost savings by reducing energy usage, we have still not "crossed the finish line" in meeting the performance standards mandated in the Clean Buildings Act.

In this proposed project, we are replacing the rest of the mechanical components of the HVAC system that we haven't replaced yet with newer, more energy efficient equipment. Most of the items being replaced are over 20 years old and due for replacement due to end of usable life. By the completion of this proposed project, every major mechanical component of our HVAC system will have been replaced within the last five years. We will then optimize our HVAC system performance by performing retro-commissioning, testing and balancing of the system. We believe this will be just enough to get us to the mandated performance standards.

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

This project will replace 21-year-old pumps, air handling dampers and airflow monitoring stations, and variable frequency drive (VFD) dampening motors with new energy efficient pumps and motors. We will optimize the functioning and efficiency of the HVAC system by commissioning, testing and balancing the system. We will also be replacing some double-paned windows in which the seals have failed, implementing required utility submetering, and also will be replacing some UV screening-films that have failed. If approved, we anticipate starting this project during the fall of FY24 and believe the project will be finished within two months of its start date. No phasing will be necessary.

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

Completing this project will reduce our energy usage—we believe it will reduce it enough that we will meet the Clean Building Performance Standards set by Governor Inslee and the legislature.

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2025-27 Biennium

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Report Number: CBS002

Date Run: 9/10/2024 5:47PM

Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000060  
SubProject Title: Energy Reduction Project to Meet Clean Building Standards  
SubProject Class: Preservation

If the project is not funded, we will be required to postpone projects until funding is available.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

All Washington state taxpayers will benefit from us meeting the CBPS.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**Describe how this project supports the agency’s strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

The 2022 – 2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged over 600 community stakeholders.

One of the Strategic Plan’s initiatives is to “Streamline the MAC’s Systems and Operations.” Replacing 21-year-old pumps, fan and VFD motors with newer, more energy efficient units and optimizing our HVAC system will certainly streamline our operations, by making them more cost-efficient and also by reducing our downtime and maintenance costs.

**If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14.4 (Puget Sound Recovery) in the 23-25 budget instructions**

N/A

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

**Grants:** Is there a process and established criteria for evaluating projects? If so, explain. What are the growth management impacts, if any?

Because of our specialized needs for maintaining a narrow band of acceptable temperature and humidity for the optimal conditions needed for the preservation of our collections and exhibitions, museums are very challenged in meeting the CBPS. If EWSHS hadn’t been working on this for the past four to five years—even before the 2019 Clean Buildings Act was passed—it would probably be impossible for us to meet this standard by the mandated deadline. But because we have been working on reducing our energy costs, we feel this standard is within reach.

Once this project is completed, we will have basically replaced every major mechanical element of our HVAC system with more energy-efficient equipment within the past five years. If this STILL doesn’t get us across the CBPS finish line, then the next step is likely to be much more costly—options include a heat recovery unit in our Air Handling Systems (estimated cost \$500,000) or roof-top solar panels (estimated cost \$450,000). We therefore ask that this decision package be approved for the ’23 – ’25 biennium so that we will have one more “crack” at it in FY ’26 if this project doesn’t quite get us there.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

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Capital Project Request

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Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000060  
SubProject Title: Energy Reduction Project to Meet Clean Building Standards  
SubProject Class: Preservation

Growth Management impacts  
N/A

<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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

Narrative

Work will be completed by contractors and overseen by existing staff.

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Project Number: 40000017

Project Title: Campbell and Carriage House Repairs and Restoration

Project Class: Preservation

**Description**

Starting Fiscal Year: 2020

Agency Priority: 4

**Project Summary**

Re-appropriation of Carriage & Campbell House Preservation Funds

**Project Description**

Funding is provided for exterior and interior preservation and repair work at Campbell House and the associated Carriage House. Funding is also re-appropriated from the 2021-23 biennium.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	1,956,000	1,195,000	53,000	708,000	
	<b>Total</b>	<b>1,956,000</b>	<b>1,195,000</b>	<b>53,000</b>	<b>708,000</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
			<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State					
	<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact



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**Project Number:** 40000064

**Project Title:** Museum Expansion and Modernization

**Project Class:** Program

**Description**

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Project Title: Museum Expansion and Modernization

Project Class: Program

## Description

Project Phase Title: Pre-design

Starting Fiscal Year: 2026

Agency Priority: 0

### Project Summary

EWSHS is constrained by its capacity and aging facilities, which hinder its ability to exhibit its permanent collection, accommodate increasing visitor numbers and enhance cultural representation. Requesting funds for a Predesign Study is a strategic step towards addressing these challenges through a future capital expansion should the Predesign Study determine that is the best course of action for the agency.

### Project Description

#### Identify the problem or opportunity addressed. Why is the request a priority?

The PreDesign Study will address and offer recommendations to solve the following immediate concerns:

- Adequate gallery space to permanently display the American Indian collection.
  - Address aging mechanical and electrical systems in four buildings that are reaching end of functional life.
  - Broad look at campus needs, including increasing threat of wildfire in the immediate area (safety planning) and campus-wide security.
  - Limited gallery space does not allow us to collect and display the art, history and material culture of underrepresented communities in eastern Washington.
  - Address accessible issues throughout the museum campus.
- Key issues to be examined in the Predesign Study include:
- Developing a permanent gallery space for the Plateau Tribal collections, which are currently in storage due to the lack of appropriate display space.
  - Creating dedicated gallery space to showcase regional art from our collection, thereby enhancing the museum's ability to tell the story of local art.
  - Addressing the aging mechanical and other systems within the buildings that are nearing the end of their operational life and creating a 20-year facilities maintenance schedule. Some of these systems are decades old.
  - Evaluating whether collection storage should remain on campus or be moved off-site to optimize space and accessibility.
  - Adding event space that can be utilized for rentals, providing a new revenue stream to support museum operations.
  - Addressing wildfire safety planning and security issues.

Without undertaking the Predesign Study, EWSHS will face piecemeal updates to failing systems and a disjointed approach to managing ongoing deferred maintenance. This fragmented approach would not comprehensively address the core issues, potentially leading to increased operational costs and further deterioration of facilities over time.

The Predesign Study will provide a thorough assessment of current conditions and potential solutions and cost estimates for future capital improvements, ensuring that any subsequent expansion aligns with the strategic goals of the agency.

#### What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc. When will the project start and be completed?

The Predesign Study will explore options for gallery space addition/expansion, options for collections storage, a dedicated event space, and facility upgrades. The study is expected to start in July of 2025 and take approximately seven months to complete. The estimated cost for the Predesign Study is \$600k. EWSHS has had conversations with pre-design specialists and architects who have completed recent museum assessments (Walt Crimms, Tom Kundig, and Mark Wagner) who have given us preliminary cost estimates. The project does not need to be phased.

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

The Predesign Study will address critical challenges faced by EWSHS by exploring solutions for expanding gallery space, enhancing visitor experience, and generating additional revenue. It will evaluate options for creating a gallery to permanently display the Plateau collections and tell the rich histories of these tribes. Currently, we are not able to tell the full story of our regional tribes because our limited gallery space only allows temporary exhibitions that share a small portion of the entire

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collection. Permanent gallery space for the Plateau collection is a powerful educational resource that regional schools will be able to access to satisfy the tribal education mandate (RCW 28A.715.005). The Predesign Study will also guide the development of dedicated gallery space for EWSHS's Art collections and propose the creation of a new event space to provide additional operating revenue.

The current building layout significantly impacts the visitor experience. Poorly defined pathways, accessibility issues, confusing signage, and disconnected spaces result in a fragmented and disjointed visit. These design issues affect navigation, diminish visitor engagement, and particularly hinder accessibility for those with disabilities. The Predesign Study will propose a more integrated and accessible design to improve visitor flow, enhance wayfinding, and create a more welcoming environment.

Without this study, the museum will continue to struggle with a confusing visitor experience, outdated facilities, and missed opportunities for growth and community engagement. This could threaten the museum's long-term sustainability and relevance. The Study is crucial for providing a comprehensive evaluation of solutions and cost estimates, ensuring that any future expansion aligns with the agency's strategic goals and mission delivery.

### **What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives considered included maintaining the current facility and undertaking minor renovations. The recommended approach is to conduct a comprehensive Predesign Study. This study will provide a structured method to assess the most effective long-term solutions and offer updated cost estimates for the issues we have identified and a comprehensive evaluation to align the museum's growth with its strategic and operational goals. This Predesign Study is crucial for making informed decisions that best serve the staff, visitors, community, stakeholders and the environment.

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

The primary clientele are the nearly 100,000 visitors to the EWSHS campus annually. This includes visitors from the region and beyond, tribal members, school field trip groups. The Study will also benefit underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists by addressing existing facility constraints and design issues.

Without the insights from the Predesign Study, EWSHS risks perpetuating limited access to essential cultural resources for these groups. The Study aims to enhance accessibility and create diverse cultural spaces. By addressing these challenges, the capital improvements resulting from the Study could significantly increase museum attendance to well over 100,000 annually, broadening the museum's impact, outreach and relevance.

### **Does this project or program leverage non-state funding?**

This project relies on State funding.

### **Describe how this project supports the agency's strategic master plan or would improve agency performance.**

#### **Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

The Predesign Study supports EWSHS 2022-2024 Strategic Plan by addressing key strategic goals, including facility capacity, visitor experience, and cultural representation. This project aligns with several of the plan's objectives:

- 1. Enhancing the museum's Visitor Experience:** The Study will guide improvements to the museum's facilities, leading to a more welcoming and engaging environment. This includes addressing current design issues, increasing accessibility, and expanding gallery spaces, which will enhance the overall visitor experience and support the goal of becoming a must-see destination.
- 2. Strengthening Engagement with the Columbia River Plateau Tribes:** The Study will explore options for creating a permanent gallery for the Plateau Tribal collections, ensuring that these vital cultural resources are displayed appropriately and strengthening ties with these communities.
- 3. Growing and Diversifying Audiences:** By addressing constraints and outdated facilities, the Study will help guide expanding our capacity to serve a broader and more diverse audience, including underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists.
- 4. Increasing Access to Collections:** The Study will evaluate improvements in collection storage and exhibition spaces, which will enhance access to the museum's extensive collection and better support its mission of engaging audiences

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through cultural stewardship.

**5. Developing a Long-term Comprehensive Master Plan:** The insights gained from the Predesign Study will inform the creation of a comprehensive master plan for future capital improvements, ensuring alignment with EWSHS's strategic goals and legislative requirements.

Overall, the recommendations from the Predesign Study will enable EWSHS to improve its facilities and guest experience, ensuring long-term sustainability and relevance. By addressing current constraints and planning for future needs, the Study will support the agency in

**Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff?**

No, the request does not include funding for Information Technology-related costs.

**If the project is linked to the Puget Sound Action Agenda?**

This project is not linked to the Puget Sound Action.

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

The Predesign Study is integral to EWHS strategy for aligning with Washington State's ambitious environmental and energy efficiency goals. By evaluating potential future expansions, the Predesign Study will assess how the museum can meet the greenhouse gas emissions limits set forth in RCW 70A.45.050 and adhere to the Clean Building Performance Standards outlined in RCW 19.27A.210.

The study will explore various aspects of energy-efficient design, including sustainable materials and technologies, to minimize the museum's carbon footprint and enhance energy performance. It will also provide crucial insights into integrating advanced systems for energy management, such as optimized energy performance, improved water efficiency, and overall reduced operational impact.

EWSHS is currently undertaking an ASHRAE Level 2 Energy Study, which evaluates the building's energy usage and identifies opportunities for efficiency improvements. The combination of findings from this study and the forthcoming Predesign Study will guide future capital improvements. These improvements aim to ensure that EWSHS not only complies with the Clean Building Performance Standards but also sets a benchmark for energy efficiency in Washington State.

The pathway to compliance includes a comprehensive approach involving energy audits, metering, and energy benchmarking. The ASHRAE Level 2 Study will provide detailed data on current energy consumption, which, together with the Predesign Study's recommendations, will inform targeted upgrades. These upgrades will address specific areas identified as needing improvement, such as enhancing insulation, upgrading HVAC systems, and installing energy-efficient lighting. By integrating these strategies, EWSHS will move towards meeting the state's energy performance standards and greenhouse gas reduction targets. This initiative is expected to not only bring the museum into compliance but also serve as a model for other institutions, demonstrating effective strategies for energy efficiency and sustainability.

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

The proposed Predesign Study is a pivotal step towards advancing equity and inclusivity by addressing the museum's capacity and infrastructure limitations and recommending solutions.

Communities Impacted:

1. Columbia River Plateau Tribes: The study will explore options for developing a permanent gallery dedicated to the Plateau Tribal collections. This will enhance cultural representation and ensure that these vital cultural resources are accessible and appropriately displayed.
2. Regional Artists: Creating a dedicated gallery for regional art will highlight the work of local artists, offering them a prominent platform and promoting greater recognition and engagement with their work.
3. Underserved Populations: The museum's current limitations restrict access for low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. The Predesign Study will assess how expansion can improve accessibility and create inclusive spaces that cater to these groups.

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4. Local and regional school groups: Permanent gallery space for the Plateau collection will be a powerful educational resource that regional schools can access to satisfy the tribal education mandate (RCW 28A.715.005).

Addressing Disparities:

The Predesign Study aims to mitigate disparities by increasing Accessibility. The study will propose solutions to make the museum's facilities more accessible, addressing issues that disproportionately affect individuals with disabilities and underserved populations.

### Is this project eligible for Direct Pay?

The predesign study itself is not eligible for Direct Pay tax credits. However, should the study lead to a subsequent capital expansion project, it is anticipated that this future project will significantly enhance energy efficiency and may be eligible for Direct Pay credits.

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

In evaluating this request, it is essential to understand the broader impact and significance of the proposed Predesign Study for EWSHS. This Study is a crucial first step towards addressing critical issues related to the museum's capacity and infrastructure. The findings will not only inform potential future capital improvements but also play a key role in enhancing the museum's ability to serve a diverse range of communities.

EWSHS faces significant constraints due to its aging facilities and limited capacity to display its permanent collections, which hinder its ability to accommodate growing visitor numbers and effectively represent the rich cultural tapestry of our region. The Predesign Study will address these constraints by evaluating options for expanding gallery space, creating dedicated exhibition areas, and updating aging systems. These improvements are critical for maintaining the museum's relevance and ensuring it can continue to provide valuable cultural and educational experiences.

Key points to consider include:

- **Enhanced Accessibility and Inclusivity:** The Study will explore how expansion can better serve underserved populations, including low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. Addressing these needs aligns with our commitment to equity and inclusion.
- **Cultural Representation:** The Study will evaluate options for creating a permanent gallery for Plateau Tribal collections and a dedicated space for regional art. These enhancements will ensure that diverse cultural narratives are prominently featured, strengthening our connection with the community and enhancing the museum's role as a cultural hub.
- **Operational Efficiency:** By evaluating outdated mechanical systems and exploring options for optimizing collection storage, the Study will help the agency improve its operational efficiency and reduce future maintenance costs. This will ensure that the museum remains functional and sustainable.
- **Strategic Alignment:** The Predesign Study is aligned with EWSHS's 2022-2024 Strategic Plan, which emphasizes improving visitor experience, expanding cultural representation, and increasing operational capacity. The insights gained from this Study will guide the development of a comprehensive master plan for future capital improvements, ensuring alignment with our strategic goals.
- **Future Funding and Community Impact:** The Study will lay the groundwork for a potential future capital expansion, which is anticipated to significantly increase museum attendance and broaden its impact.

Overall, the Predesign Study is a pivotal investment in the future of EWSHS. It represents a strategic step towards overcoming current limitations, fostering greater inclusivity, and ensuring the museum's continued relevance and impact.

### Identify the problem or opportunity addressed. Why is therequest a priority?

The PreDesign Study will address and offer recommendations to solve the following immediate concerns:

- Adequate gallery space to permanently display the American Indian collection.
- Addressing mechanical and electrical systems in four buildings that are reaching end of functional life.
- Broad look at campus needs, including increasing threat of wildfire in the immediate area (safety planning) and campus-wide security.
- Limited gallery space does not allow us to collect and display the art, history and material culture of

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underrepresented communities in eastern Washington.

- Address accessible issues throughout the museum campus.

Key issues to be examined in the Predesign Study include:

- Developing a permanent gallery space for the Plateau Tribal collections, which are currently in storage due to the lack of appropriate display space.
- Creating dedicated gallery space to showcase regional art from our collection, thereby enhancing the museum's ability to tell the story of local art.
- Addressing the aging mechanical and other systems within the buildings that are nearing the end of their operational life and creating a 20-year facilities maintenance schedule. Some of these systems are decades old.
- Evaluating whether collection storage should remain on campus or be moved off-site to optimize space and accessibility.
- Adding event space that can be utilized for rentals, providing a new revenue stream to support museum operations.
- Addressing wildfire safety planning and security issues.

Without undertaking the Predesign Study, EWSHS will face piecemeal updates to failing systems and a disjointed approach to managing ongoing deferred maintenance. This fragmented approach would not comprehensively address the core issues, potentially leading to increased operational costs and further deterioration of facilities over time. The Predesign Study will provide a thorough assessment of current conditions and potential solutions and cost estimates for future capital improvements, ensuring that any subsequent expansion aligns with the strategic goals of the agency.

### **What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?**

The Predesign Study will explore options for gallery space addition/expansion, options for collections storage, a dedicated event space, and facility upgrades. The study is expected to start in July of 2025 and take approximately seven months to complete. The estimated cost for the Predesign Study is \$600k. EWSHS has had conversations with pre-design specialists and architects who have completed recent museum assessments (Walt Crimms, Tom Kundig, and Mark Wagner) who have given us preliminary cost estimates. The project does not need to be phased.

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

The Predesign Study will address critical challenges faced by EWSHS by exploring solutions for expanding gallery space, enhancing visitor experience, and generating additional revenue. It will evaluate options for creating a gallery to permanently display the Plateau collections and tell the rich histories of these tribes. Currently, we are unable to tell the full story of our regional tribes because our limited gallery space only allows temporary exhibitions that share a small portion of the entire collection. Permanent gallery space for the Plateau collection is a powerful educational resource that regional schools will be able to access to satisfy the tribal education mandate (RCW 28A.715.005). The Predesign Study will also guide the development of dedicated gallery space for EWSHS's Art collections and propose the creation of a new event space to provide additional operating revenue.

The current building layout significantly impacts the visitor experience. Poorly defined pathways, accessibility issues, confusing signage, and

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Disconnected spaces result in a fragmented and disjointed visit. These design issues affect navigation, diminish visitor engagement, and particularly hinder accessibility for those with disabilities. The Predesign Study will propose a more integrated and accessible design to improve visitor flow, enhance wayfinding, and create a more welcoming environment.

Without this study, the museum will continue to struggle with a confusing visitor experience, outdated facilities, and missed opportunities for growth and community engagement. This could threaten the museum's long-term sustainability and relevance. The Study is crucial for providing a comprehensive evaluation of solutions and cost estimates, ensuring that any future expansion aligns with the agency's strategic goals and mission delivery.

### What alternatives were explored? Why was the recommended alternative chosen?

Alternatives considered included maintaining the current facility and undertaking minor renovations. The recommended approach is to conduct a comprehensive Predesign Study. This study will provide a structured method to assess the most effective long-term solutions and offer updated cost estimates for the issues we have identified and a comprehensive evaluation to align the museum's growth with its strategic and operational goals. This Predesign Study is crucial for making informed decisions that best serve the staff, visitors, community, stakeholders and the environment.

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

The primary clientele are the nearly 100,000 visitors to the EWSHS campus annually. This includes visitors from the region and beyond, tribal members, school field trip groups. The Study will also benefit underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists by addressing existing facility constraints and design issues.

Without the insights from the Predesign Study, EWSHS risks perpetuating limited access to essential cultural resources for these groups. The Study aims to enhance accessibility and create diverse cultural spaces. By addressing these challenges, the capital improvements resulting from the Study could significantly increase museum attendance to well over 100,000 annually, broadening the museum's impact, outreach and relevance.

### Does this project or program leverage non-state funding?

This project relies on State funding.

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

The Predesign Study supports EWSHS 2022-2024 Strategic Plan by addressing key strategic goals, including facility capacity, visitor experience, and cultural representation. This project aligns with several of the plan's objectives:

1. **Enhancing the museum's Visitor Experience:** The Study will guide improvements to the museum's facilities, leading to a more welcoming and engaging environment. This includes addressing current design issues, increasing accessibility, and expanding gallery spaces, which will enhance the overall visitor experience and support the goal of becoming a must-see destination.
2. **Strengthening Engagement with the Columbia River Plateau Tribes:** The Study will explore options for creating a permanent

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gallery for the Plateau Tribal collections, ensuring that these vital cultural resources are displayed appropriately and strengthening ties with these communities.

3. **Growing and Diversifying Audiences:** By addressing constraints and outdated facilities, the Study will help guide expanding our capacity to serve a broader and more diverse audience, including underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists.

4. **Increasing Access to Collections:** The Study will evaluate improvements in collection storage and exhibition spaces, which will enhance access to the museum's extensive collection and better support its mission of engaging audiences through cultural stewardship.

5. **Developing a Long-term Comprehensive Master Plan:** The insights gained from the Predesign Study will inform the creation of a comprehensive master plan for future capital improvements, ensuring alignment with EWSHS's strategic goals and legislative requirements.

Overall, the recommendations from the Predesign Study will enable EWSHS to improve its facilities and guest experience, ensuring long-term sustainability and relevance. By addressing current constraints and planning for future needs, the Study will support the agency in

**Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contractor staff?**

No, the request does not include funding for Information Technology-related costs.

**If the project is linked to the Puget Sound Action Agenda?**

This project is not linked to the Puget Sound Action.

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

The Predesign Study is integral to EWSHS strategy for aligning with Washington State's ambitious environmental and energy efficiency goals. By evaluating potential future expansions, the Predesign Study will assess how the museum can meet the greenhouse gas emissions limits set forth in RCW 70A.45.050 and adhere to the Clean Building Performance Standards outlined in RCW 19.27A.210.

The study will explore various aspects of energy-efficient design, including sustainable materials and technologies, to minimize the museum's carbon footprint and enhance energy performance. It will also provide crucial insights into integrating advanced systems for energy management, such as optimized energy performance, improved water efficiency, and overall reduced operational impact.

EWSHS is currently undertaking an ASHRAE Level 2 Energy Study, which evaluates the building's energy usage and identifies opportunities for efficiency improvements. The combination of findings from this study and the forthcoming Predesign Study will guide future capital improvements. These improvements aim to ensure that EWSHS not only complies with the Clean Building Performance Standards but also sets a benchmark for energy efficiency in Washington State.

The pathway to compliance includes a comprehensive approach involving energy audits, metering, and energy benchmarking. The ASHRAE Level 2 Study will provide detailed data on current energy consumption, which, together with the Predesign Study's recommendations, will inform targeted upgrades. These upgrades will address specific areas identified as needing improvement, such as enhancing insulation, upgrading HVAC systems, and installing energy-efficient lighting.

By integrating these strategies, EWSHS will move towards meeting the state's energy performance standards and greenhouse gas reduction targets. This initiative is expected to not only bring the museum into compliance but also serve as a model for other institutions, demonstrating effective strategies for energy efficiency and sustainability.

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

The proposed Predesign Study is a pivotal step towards advancing equity and inclusivity by addressing the museum's capacity and



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infrastructure limitations and recommending solutions.

Communities Impacted:

1. **Columbia River Plateau Tribes:** The study will explore options for developing a permanent gallery dedicated to the Plateau Tribal collections. This will enhance cultural representation and ensure that these vital cultural resources are accessible and appropriately displayed.
2. **Regional Artists:** Creating a dedicated gallery for regional art will highlight the work of local artists, offering them a prominent platform and promoting greater recognition and engagement with their work.
3. **Underserved Populations:** The museum's current limitations restrict access for low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. The Pre-design Study will assess how expansion can improve accessibility and create inclusive spaces that cater to these groups.
4. **Local and regional school groups:** Permanent gallery space for the Plateau collection will be a powerful educational resource that regional schools can access to satisfy the tribal education mandate (RCW 28A.715.005).

Addressing Disparities:

The Pre-design Study aims to mitigate disparities by increasing accessibility. The study will propose solutions to make the museum's facilities more accessible, addressing issues that disproportionately affect individuals with disabilities and underserved populations.

### Is this project eligible for Direct Pay?

The pre-design study itself is not eligible for Direct Pay tax credits. However, should the study lead to a subsequent capital expansion project, it is anticipated that this future project will significantly enhance energy efficiency and may be eligible for Direct Pay credits.

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

In evaluating this request, it is essential to understand the broader impact and significance of the proposed Pre-design Study for EWSHS. This Study is a crucial first step towards addressing critical issues related to the museum's capacity and infrastructure. The findings will not only inform potential future capital improvements but also play a key role in enhancing the museum's ability to serve a diverse range of communities.

EWSHS faces significant constraints due to its aging facilities and limited capacity to display its permanent collections, which hinder its ability to accommodate growing visitor numbers and effectively represent the rich cultural tapestry of our region. The Pre-design Study will address these constraints by evaluating options for expanding gallery space, creating dedicated exhibition areas, and updating aging systems. These improvements are critical for maintaining the museum's relevance and ensuring it can continue to provide valuable cultural and educational experiences.

Key points to consider include:

- **Enhanced Accessibility and Inclusivity:** The Study will explore how expansion can better serve underserved populations, including low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. Addressing these needs aligns with our commitment to equity and inclusion.
- **Cultural Representation:** The Study will evaluate options for creating a permanent gallery for Plateau Tribal collections and a dedicated space for regional art. These enhancements will ensure that diverse cultural narratives are prominently featured, strengthening our connection with the community and enhancing the museum's role as a cultural hub.
- **Operational Efficiency:** By evaluating outdated mechanical systems and exploring options for optimizing collection storage, the Study will help the agency improve its operational efficiency and reduce future maintenance costs. This will ensure that the museum remains functional and sustainable.
- **Strategic Alignment:** The Pre-design Study is aligned with EWSHS's 2022-2024 Strategic Plan, which emphasizes improving visitor experience, expanding cultural representation, and increasing operational capacity. The insights gained from this Study will guide the development of a comprehensive master plan for future capital improvements, ensuring alignment with our strategic goals.
- **Future Funding and Community Impact:** The Study will lay the groundwork for a potential future capital expansion, which is

## 395 - Eastern Washington State Historical Society Capital Project Request

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:47PM

Project Number: 40000064  
 Project Title: Museum Expansion and Modernization  
 Project Class: Program

### Description

anticipated to significantly increase museum attendance and broaden its impact. Overall, the Pre-design Study is a pivotal investment in the future of EWSHS. It represents a strategic step towards overcoming current limitations, fostering greater inclusivity, and ensuring the museum's continued relevance and impact.

#### Location

City: Spokane

County: Spokane

Legislative District: 003

#### 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
057-1	State Bldg Constr-State	600,000				600,000
	<b>Total</b>	<b>600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600,000</b>
			<b>Future Fiscal Periods</b>			
			<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State					
	<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

### Operating Impacts

Total one time start up and ongoing operating costs

## 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	395	395
Version	D1-A	D1-A
Project Classification	*	All Project Classifications
Capital Project Number	*	All Project Numbers
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

**Project Number:** 40000053  
**Project Title:** Garage & Emergency Exit Concrete Remediation  
**Project Class:** Preservation

**Description**

**Starting Fiscal Year:** 2022  
**Agency Priority:** 1

**Project Summary**

Eastern Washington State Historical Society (EWSHS) requests re-appropriation of capital funding approved in the 2022 Supplement budget for the remediation of a serious spalling concrete problem in the parking garage and adjoining fire exit (spalling is chunks of concrete falling from the walls or ceiling). On-going deterioration caused by continuing water penetration suggests this request cannot await a new biennium. This is not only a preservation issue, but a safety issue as well.

**Project Description**

Funding is provided to repair damaged concrete and implement measures to prevent future water infiltration and concrete deterioration in the parking garage and adjoining emergency exit.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**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
057-1	State Bldg Constr-State	2,378,000	98,000	17,000	2,263,000	
	<b>Total</b>	<b>2,378,000</b>	<b>98,000</b>	<b>17,000</b>	<b>2,263,000</b>	<b>0</b>
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State					
	<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

Project Number: 40000054  
 Project Title: Minor Works: Preservation 2023-25  
 Project Class: Preservation

**Description**

Starting Fiscal Year: 2024  
 Agency Priority: 3

**Project Summary**

Reappropriation for minor works projects that may continue into the 2025-27 Biennium.

**Project Description**

A

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**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
057-1	State Bldg Constr-State	2,482,000		576,000	1,906,000	
	<b>Total</b>	<b>2,482,000</b>	<b>0</b>	<b>576,000</b>	<b>1,906,000</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

All project work will be completed by contractors and overseen by existing staff.

**SubProjects**

SubProject Number: 40000056  
 SubProject Title: Security Doors and Badge Access System Replacement  
 SubProject Class: Preservation

# 395 - Eastern Washington State Historical Society Capital Project Request

2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

## SubProjects

SubProject Number: 40000056  
SubProject Title: Security Doors and Badge Access System Replacement  
SubProject Class: Preservation

Starting Fiscal Year: 2024  
Agency Priority: 3

### Project Summary

EWSHS seeks to replace the Museum's Outside Security Doors and the Badge Access system, both of which are twenty-one years old and failing. As part of this project, we will replace damaged components of the awnings which protect two of the security doors from weather. We will also add lighting and a security camera to better protect our group entry area.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

The museum has four heavily used security doors which are 21 years old and fail to open/close properly, creating a security risk to employees and the collections the agency protects. The awnings over two of the security doors are also failing and leaking on visitors entering the buildings.

The access control and intrusion system, which secures the exterior doors, and other secured offices and collections storage areas in the museum, is also 21 years old and is failing. Doors often do not open when a badge is used on the electronic security pad. When this system recently failed again, the vendor was not able to get parts through regular channels and had to resort to getting used components through an eBay auction. This recent repair cost us nearly \$1,200, and there is no guarantee these parts can be found through eBay again. Repeated instances have occurred within the last year of the badge system failure, and those seeking access to the museum or to secured offices or collection areas must wait for security personnel to give them access with a master key.

Our exterior group entry door has no security camera or exterior lighting and has been identified as a weakness in our building security. As part of this project, we'd like to rectify this weakness by adding lighting and a security camera.

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

Replace four external security doors and portions of two awnings; replace the badge security system protecting access to secured areas of campus and add lighting and a security camera to increase security at the group entry door on the north side of the ground level of the museum building. We anticipate the work being performed in Fall 2023 and should be completed in less than 2 months from start of project. No phasing will be necessary.

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

Museum buildings are not secure as a result of these failing systems and identified security weakness. Failure to correct this problem leaves our buildings unsecure and vulnerable. This is a security risk.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

All visitors and employees will be impacted by this budget request, as all will enjoy protection from dripping water under the awnings at the public entrances to museum buildings. All employees are affected by failure of the badge access system.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

Project Number: 40000054  
 Project Title: Minor Works: Preservation 2023-25  
 Project Class: Preservation

**SubProjects**

SubProject Number: 40000056  
 SubProject Title: Security Doors and Badge Access System Replacement  
 SubProject Class: Preservation

**Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

The 2022-2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged with over 600 community stakeholders.

One of the Strategic Plan's initiatives is to "Enhance and extend the MAC's visitor experience." Objectives under that initiative include "Explore immediate opportunities for facility modifications to improve the MAC's visitor experience." Water dripping on visitors who are under the awnings detracts from their experience.

Another of the Strategic Plan's initiatives is to "Streamline the MAC's Systems and Operations." Failure of badge access system and security doors is a high security risk for the agency and the collections it protects.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Expenditures			2025-27 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		<b>Future Fiscal Periods</b>				
		<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	<b>2033-35</b>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

Work will be completed by contractors and overseen by existing staff.

SubProject Number: 40000057  
 SubProject Title: Café Remodel/Update  
 SubProject Class: Preservation

# 395 - Eastern Washington State Historical Society Capital Project Request

2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

Project Number: 4000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

## SubProjects

SubProject Number: 4000057  
SubProject Title: Café Remodel/Update  
SubProject Class: Preservation

Starting Fiscal Year: 2024  
Agency Priority: 3

### Project Summary

Eastern Washington State Historical Society (EWSHS) proposes to remodel our café area to modernize it, make it more visible, expand seating, and include new built-in equipment and refrigerated display case to expand its capabilities. We had funding last biennium to remodel the admissions level of the museum, which was to include funds to update the café, but the cost of the café remodel was grossly underestimated, so that portion of the project was not able to be done. The changes proposed will help keep the museum appearance fresh and appealing and will help increase revenues for the museum.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

The museum building was built 21 years ago, and parts of it, including the cafe, are looking dated and worn—the laminate is peeling off counters, countertops are damaged, refrigeration units built into the display counter are not functioning, etc. The café is obscured from the visitor services desk and many visitors don't even realize we have a café. Our café space is inadequate and dated. The space is thus disjointed, and is not ideal on many levels, including the holding of events in our facility. We have anywhere from 75,000 to 100,000 visitors per year, depending on the exhibitions and events we have, and we depend heavily on revenues we generate for admissions, gift shop sales, membership sales, and café sales. This project is a priority because we expect it to increase our visitor numbers and our revenues, which we depend upon.

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

This project will help make the café a destination for Browne's Addition residents as well as Spokane's many college students. An updated café will provide a vibrant space that people will want to be in. The updates will allow us to open earlier (7:30 a.m. vs. the normal 10 a.m. opening time for the rest of the museum), allowing us to capitalize on prime "coffeeshop" business. In conjunction with this capital update, we are planning on replacing furniture and providing better visitor WIFI using operating funds, to help make this a destination for small breakfast or lunch meetings, a place for college students to study while eating breakfast or lunch.

The area the café occupies has a wall of windows on two sides that provides an elevated vista of the surrounding area—a wonderful view unparalleled by any other café in the area. A more visible, newly remodeled area will help this area to be a more appealing destination that will increase our revenues.

If funded, this work will begin in the fall of 2023, and we expect the work to take approximately two months. No phasing will be necessary.

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

The café will be given greater visibility and the seating will be enlarged, resulting in greater sales. The counter will be updated, and new equipment added, giving the café additional capabilities. The more unified space resulting from these changes will better support museum events, such as exhibition openings, member previews, donor appreciation events, and event rentals such as corporate Holiday parties.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

All visitors will be impacted by this project. The updated café will be more visible, accessible and welcoming to museum



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Capital Project Request**

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

Project Number: 40000054  
 Project Title: Minor Works: Preservation 2023-25  
 Project Class: Preservation

**SubProjects**

SubProject Number: 40000057

SubProject Title: Café Remodel/Update

SubProject Class: Preservation

visitors in need of a place to rest and refresh.

Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.) No

Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?

No

Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.

The 2022-2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged with over 600 community stakeholders.

One of the Strategic Plan's initiatives is to "Enhance and extend the MAC's visitor experience." Objectives under that initiative include "Explore immediate opportunities for facility modifications to improve the MAC's visitor experience." Enjoying food and drink in an inviting space with a great view, strong WIFI will certainly improve visitor experience.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**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
057-1	State Bldg Constr-State					
	<b>Total</b>	0	0	0	0	0
Future Fiscal Periods						
		2027-29	2029-31	2031-33	2033-35	
057-1	State Bldg Constr-State					
	<b>Total</b>	0	0	0	0	

**Operating Impacts**

No Operating Impact

**395 - Eastern Washington State Historical Society  
Capital Project Request**

2025-27 Biennium

\*

**Version:** D1 Agency 2025-27 Capital Budget

**Report Number:** CBS002

**Date Run:** 9/10/2024 5:48PM

**Project Number:** 4000054

**Project Title:** Minor Works: Preservation 2023-25

**Project Class:** Preservation

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**SubProjects**

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**SubProject Number:** 4000057

**SubProject Title:** Café Remodel/Update

**SubProject Class:** Preservation

**Narrative**

Work will be completed by contractors and overseen by existing staff.

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**SubProject Number:** 4000058

**SubProject Title:** Campus Sprinkler System Replacement

**SubProject Class:** Preservation

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2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

## SubProjects

SubProject Number: 40000058  
SubProject Title: Campus Sprinkler System Replacement  
SubProject Class: Preservation

Starting Fiscal Year: 2024  
Agency Priority: 3

### Project Summary

Eastern Washington State Historical Society (EWSHS) proposes to replace it's 21-year-old sprinkler system for our campus lawn and landscaping. The pipes used in the system are old, thin, brittle and break easily. It does not meet the definition of a modern-commercial grade system. Multiple breaks in the sprinkler system occur each year. It is believed that there are undetected breaks in the system that leak a significant amount of water into the ground each year.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

Replace failing sprinkler system (proposed replacement does NOT include the separate sprinkler system around historic Campbell House, which was replaced last year). Existing sprinkler system was installed in 2001, and the pipe used then was a much thinner PVC pipe than is used now in commercial sprinkler systems, necessitating frequent repairs. It is believed that there are multiple undetected cracks/breaks in the system which are leading to wasteful and costly water loss from the system. Both the repairs to the system and the suspected water loss add up to a significant expenditure of resources.

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

Replace existing sprinkler system with a modern commercial sprinkler system of stronger materials which will be much more robust and problem free than the old one was. We anticipate the work being performed in Spring 2024 and should be completed in less than 2 months from the start of the project. No phasing will be necessary.

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

Replacement commercial sprinkler system will be more cost-effective, deliver water to the grounds more effectively, and will require less maintenance, (a savings of both time and money).

If this project is not funded, the sprinkler system will continue to deteriorate, resulting in additional resources (time and money) to mitigate.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

Employees, museum visitors and neighbors are impacted by this budget request.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**Describe how this project supports the agency's strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

The 2022-2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged with over 600 community stakeholders.

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\*

Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

Date Run: 9/10/2024 5:48PM

**Project Number:** 40000054  
**Project Title:** Minor Works: Preservation 2023-25  
**Project Class:** Preservation

**SubProjects**

**SubProject Number:** 40000058  
**SubProject Title:** Campus Sprinkler System Replacement  
**SubProject Class:** Preservation

One of the Strategic Plan’s initiatives is to “Enhance and extend the MAC’s visitor experience.” Objectives under that initiative include “Explore immediate opportunities for facility modifications to improve the MAC’s visitor experience.” Among the first impressions made by a visitor is the appearance of our lawns and landscaping. A modern, robust commercial sprinkler system will help visitors to have a favorable first impression and will thus help us achieve this strategic initiative.

**Location**

**City:** Spokane

**County:** Spokane

**Legislative District:** 003

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Expenditures</u>			<u>2025-27 Fiscal Period</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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
		<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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

Work will be completed by contractors and overseen by existing staff.

**SubProject Number:** 40000060  
**SubProject Title:** Energy Reduction Project to Meet Clean Building Standards  
**SubProject Class:** Preservation

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**Project Number:** 40000054  
**Project Title:** Minor Works: Preservation 2023-25  
**Project Class:** Preservation

## SubProjects

**SubProject Number:** 40000060  
**SubProject Title:** Energy Reduction Project to Meet Clean Building Standards  
**SubProject Class:** Preservation

**Starting Fiscal Year:** 2024  
**Agency Priority:** 3

### Project Summary

Eastern Washington State Historical Society (EWSHS) is seeking capital funding to conduct an energy reduction project in an effort to meet the standards required by the 2019 Clean Building Act. This project will include replacing old pumps, Variable Frequency Drives (VFDs) and various air handler improvements with newer, more efficient equipment/ instrumentation, implementing submetering in support of the Clean Buildings Act, completing campus-wide retro-commissioning and TAB (Testing and Balancing) for the first time in over 20 years, replacing windows with bad seals and coating selected windows with UV filters.

### Project Description

**Identify the problem or opportunity addressed. Why is the request a priority? (Provide numbers of people or communities not served, students without classroom space, operating budget savings, public safety improvements, history, or other backup necessary to understand the need for the request.) Be prepared to provide detailed cost backup.**

EWSHS is striving to meet the Clean Building Performance Standards (CBPS) set by Governor Inslee and the legislature. This is perhaps a more daunting task for museums than for many other types of buildings because of the required year-around simultaneous running of boilers, chillers, and humidifiers needed to maintain the narrow band of acceptable temperature and humidity needed to optimally preserve our museum collections and exhibitions as mandated by museum best practices and museum accreditation standards. Within the last five years, we've replaced both big chillers and both big boilers on campus and replaced the smaller boiler and water heater in the historic Campbell House with more efficient versions, installed a Chiller loop to circulate chilled water, and have replaced most of our HVAC controls (and have the rest of the HVAC controls scheduled to be replaced this fall). While each of these projects has moved us closer to compliance with the Performance Standards and have earned us ongoing cost savings by reducing energy usage, we have still not "crossed the finish line" in meeting the performance standards mandated in the Clean Buildings Act.

In this proposed project, we are replacing the rest of the mechanical components of the HVAC system that we haven't replaced yet with newer, more energy efficient equipment. Most of the items being replaced are over 20 years old and due for replacement due to end of usable life. By the completion of this proposed project, every major mechanical component of our HVAC system will have been replaced within the last five years. We will then optimize our HVAC system performance by performing retro-commissioning, testing and balancing of the system. We believe this will be just enough to get us to the mandated performance standards.

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

This project will replace 21-year-old pumps, air handling dampers and airflow monitoring stations, and variable frequency drive (VFD) dampening motors with new energy efficient pumps and motors. We will optimize the functioning and efficiency of the HVAC system by commissioning, testing and balancing the system. We will also be replacing some double-paned windows in which the seals have failed, implementing required utility submetering, and also will be replacing some UV screening-films that have failed. If approved, we anticipate starting this project during the fall of FY24 and believe the project will be finished within two months of its start date. No phasing will be necessary.

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

Completing this project will reduce our energy usage—we believe it will reduce it enough that we will meet the Clean Building Performance Standards set by Governor Inslee and the legislature.

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Capital Project Request

2025-27 Biennium

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Version: D1 Agency 2025-27 Capital Budget

Report Number: CBS002

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Project Number: 40000054  
Project Title: Minor Works: Preservation 2023-25  
Project Class: Preservation

**SubProjects**

SubProject Number: 40000060  
SubProject Title: Energy Reduction Project to Meet Clean Building Standards  
SubProject Class: Preservation

If the project is not funded, we will be required to postpone projects until funding is available.

**Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

All Washington state taxpayers will benefit from us meeting the CBPS.

**Does this request include funding for any IT-related costs? (See the IT Appendix for guidance on what is considered an IT-related cost.)** No

**Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?**

No

**Describe how this project supports the agency’s strategic/master plan, contributes to statewide goals, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

The 2022 – 2024 EWSHS Strategic Plan was approved by our Board of Trustees on November 3, 2021, following a consultant-led process that engaged over 600 community stakeholders.

One of the Strategic Plan’s initiatives is to “Streamline the MAC’s Systems and Operations.” Replacing 21-year-old pumps, fan and VFD motors with newer, more energy efficient units and optimizing our HVAC system will certainly streamline our operations, by making them more cost-efficient and also by reducing our downtime and maintenance costs.

**If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14.4 (Puget Sound Recovery) in the 23-25 budget instructions**

N/A

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

**Grants:** Is there a process and established criteria for evaluating projects? If so, explain. What are the growth management impacts, if any?

Because of our specialized needs for maintaining a narrow band of acceptable temperature and humidity for the optimal conditions needed for the preservation of our collections and exhibitions, museums are very challenged in meeting the CBPS. If EWSHS hadn’t been working on this for the past four to five years—even before the 2019 Clean Buildings Act was passed—it would probably be impossible for us to meet this standard by the mandated deadline. But because we have been working on reducing our energy costs, we feel this standard is within reach.

Once this project is completed, we will have basically replaced every major mechanical element of our HVAC system with more energy-efficient equipment within the past five years. If this STILL doesn’t get us across the CBPS finish line, then the next step is likely to be much more costly—options include a heat recovery unit in our Air Handling Systems (estimated cost \$500,000) or roof-top solar panels (estimated cost \$450,000). We therefore ask that this decision package be approved for the ’23 – ’25 biennium so that we will have one more “crack” at it in FY ’26 if this project doesn’t quite get us there.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Facility Preservation (Minor Works)

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**SubProjects**

SubProject Number: 40000060  
SubProject Title: Energy Reduction Project to Meet Clean Building Standards  
SubProject Class: Preservation

Growth Management impacts  
N/A

<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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<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					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Operating Impacts

No Operating Impact

Narrative

Work will be completed by contractors and overseen by existing staff.

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Project Number: 40000017

Project Title: Campbell and Carriage House Repairs and Restoration

Project Class: Preservation

**Description**

Starting Fiscal Year: 2020

Agency Priority: 4

**Project Summary**

Re-appropriation of Carriage & Campbell House Preservation Funds

**Project Description**

Funding is provided for exterior and interior preservation and repair work at Campbell House and the associated Carriage House. Funding is also re-appropriated from the 2021-23 biennium.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,956,000	1,195,000	53,000	708,000	
	<b>Total</b>	<b>1,956,000</b>	<b>1,195,000</b>	<b>53,000</b>	<b>708,000</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<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	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact



**OFM**

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**Project Number:** 40000064

**Project Title:** Museum Expansion and Modernization

**Project Class:** Program

**Description**

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Project Number: 40000064

Project Title: Museum Expansion and Modernization

Project Class: Program

## Description

Project Phase Title: Pre-design

Starting Fiscal Year: 2026

Agency Priority: 0

### Project Summary

EWSHS is constrained by its capacity and aging facilities, which hinder its ability to exhibit its permanent collection, accommodate increasing visitor numbers and enhance cultural representation. Requesting funds for a Predesign Study is a strategic step towards addressing these challenges through a future capital expansion should the Predesign Study determine that is the best course of action for the agency.

### Project Description

#### Identify the problem or opportunity addressed. Why is the request a priority?

The PreDesign Study will address and offer recommendations to solve the following immediate concerns:

- Adequate gallery space to permanently display the American Indian collection.
  - Address aging mechanical and electrical systems in four buildings that are reaching end of functional life.
  - Broad look at campus needs, including increasing threat of wildfire in the immediate area (safety planning) and campus-wide security.
  - Limited gallery space does not allow us to collect and display the art, history and material culture of underrepresented communities in eastern Washington.
  - Address accessible issues throughout the museum campus.
- Key issues to be examined in the Predesign Study include:
- Developing a permanent gallery space for the Plateau Tribal collections, which are currently in storage due to the lack of appropriate display space.
  - Creating dedicated gallery space to showcase regional art from our collection, thereby enhancing the museum's ability to tell the story of local art.
  - Addressing the aging mechanical and other systems within the buildings that are nearing the end of their operational life and creating a 20-year facilities maintenance schedule. Some of these systems are decades old.
  - Evaluating whether collection storage should remain on campus or be moved off-site to optimize space and accessibility.
  - Adding event space that can be utilized for rentals, providing a new revenue stream to support museum operations.
  - Addressing wildfire safety planning and security issues.

Without undertaking the Predesign Study, EWSHS will face piecemeal updates to failing systems and a disjointed approach to managing ongoing deferred maintenance. This fragmented approach would not comprehensively address the core issues, potentially leading to increased operational costs and further deterioration of facilities over time.

The Predesign Study will provide a thorough assessment of current conditions and potential solutions and cost estimates for future capital improvements, ensuring that any subsequent expansion aligns with the strategic goals of the agency.

#### What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc. When will the project start and be completed?

The Predesign Study will explore options for gallery space addition/expansion, options for collections storage, a dedicated event space, and facility upgrades. The study is expected to start in July of 2025 and take approximately seven months to complete. The estimated cost for the Predesign Study is \$600k. EWSHS has had conversations with pre-design specialists and architects who have completed recent museum assessments (Walt Crimms, Tom Kundig, and Mark Wagner) who have given us preliminary cost estimates. The project does not need to be phased.

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

The Predesign Study will address critical challenges faced by EWSHS by exploring solutions for expanding gallery space, enhancing visitor experience, and generating additional revenue. It will evaluate options for creating a gallery to permanently display the Plateau collections and tell the rich histories of these tribes. Currently, we are not able to tell the full story of our regional tribes because our limited gallery space only allows temporary exhibitions that share a small portion of the entire

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collection. Permanent gallery space for the Plateau collection is a powerful educational resource that regional schools will be able to access to satisfy the tribal education mandate (RCW 28A.715.005). The Predesign Study will also guide the development of dedicated gallery space for EWSHS's Art collections and propose the creation of a new event space to provide additional operating revenue.

The current building layout significantly impacts the visitor experience. Poorly defined pathways, accessibility issues, confusing signage, and disconnected spaces result in a fragmented and disjointed visit. These design issues affect navigation, diminish visitor engagement, and particularly hinder accessibility for those with disabilities. The Predesign Study will propose a more integrated and accessible design to improve visitor flow, enhance wayfinding, and create a more welcoming environment.

Without this study, the museum will continue to struggle with a confusing visitor experience, outdated facilities, and missed opportunities for growth and community engagement. This could threaten the museum's long-term sustainability and relevance. The Study is crucial for providing a comprehensive evaluation of solutions and cost estimates, ensuring that any future expansion aligns with the agency's strategic goals and mission delivery.

### **What alternatives were explored? Why was the recommended alternative chosen?**

Alternatives considered included maintaining the current facility and undertaking minor renovations. The recommended approach is to conduct a comprehensive Predesign Study. This study will provide a structured method to assess the most effective long-term solutions and offer updated cost estimates for the issues we have identified and a comprehensive evaluation to align the museum's growth with its strategic and operational goals. This Predesign Study is crucial for making informed decisions that best serve the staff, visitors, community, stakeholders and the environment.

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

The primary clientele are the nearly 100,000 visitors to the EWSHS campus annually. This includes visitors from the region and beyond, tribal members, school field trip groups. The Study will also benefit underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists by addressing existing facility constraints and design issues.

Without the insights from the Predesign Study, EWSHS risks perpetuating limited access to essential cultural resources for these groups. The Study aims to enhance accessibility and create diverse cultural spaces. By addressing these challenges, the capital improvements resulting from the Study could significantly increase museum attendance to well over 100,000 annually, broadening the museum's impact, outreach and relevance.

### **Does this project or program leverage non-state funding?**

This project relies on State funding.

### **Describe how this project supports the agency's strategic master plan or would improve agency performance.**

#### **Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

The Predesign Study supports EWSHS 2022-2024 Strategic Plan by addressing key strategic goals, including facility capacity, visitor experience, and cultural representation. This project aligns with several of the plan's objectives:

- 1. Enhancing the museum's Visitor Experience:** The Study will guide improvements to the museum's facilities, leading to a more welcoming and engaging environment. This includes addressing current design issues, increasing accessibility, and expanding gallery spaces, which will enhance the overall visitor experience and support the goal of becoming a must-see destination.
- 2. Strengthening Engagement with the Columbia River Plateau Tribes:** The Study will explore options for creating a permanent gallery for the Plateau Tribal collections, ensuring that these vital cultural resources are displayed appropriately and strengthening ties with these communities.
- 3. Growing and Diversifying Audiences:** By addressing constraints and outdated facilities, the Study will help guide expanding our capacity to serve a broader and more diverse audience, including underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists.
- 4. Increasing Access to Collections:** The Study will evaluate improvements in collection storage and exhibition spaces, which will enhance access to the museum's extensive collection and better support its mission of engaging audiences

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through cultural stewardship.

**5. Developing a Long-term Comprehensive Master Plan:** The insights gained from the Predesign Study will inform the creation of a comprehensive master plan for future capital improvements, ensuring alignment with EWSHS's strategic goals and legislative requirements.

Overall, the recommendations from the Predesign Study will enable EWSHS to improve its facilities and guest experience, ensuring long-term sustainability and relevance. By addressing current constraints and planning for future needs, the Study will support the agency in

**Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff?**

No, the request does not include funding for Information Technology-related costs.

**If the project is linked to the Puget Sound Action Agenda?**

This project is not linked to the Puget Sound Action.

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

The Predesign Study is integral to EWHS strategy for aligning with Washington State's ambitious environmental and energy efficiency goals. By evaluating potential future expansions, the Predesign Study will assess how the museum can meet the greenhouse gas emissions limits set forth in RCW 70A.45.050 and adhere to the Clean Building Performance Standards outlined in RCW 19.27A.210.

The study will explore various aspects of energy-efficient design, including sustainable materials and technologies, to minimize the museum's carbon footprint and enhance energy performance. It will also provide crucial insights into integrating advanced systems for energy management, such as optimized energy performance, improved water efficiency, and overall reduced operational impact.

EWSHS is currently undertaking an ASHRAE Level 2 Energy Study, which evaluates the building's energy usage and identifies opportunities for efficiency improvements. The combination of findings from this study and the forthcoming Predesign Study will guide future capital improvements. These improvements aim to ensure that EWSHS not only complies with the Clean Building Performance Standards but also sets a benchmark for energy efficiency in Washington State.

The pathway to compliance includes a comprehensive approach involving energy audits, metering, and energy benchmarking. The ASHRAE Level 2 Study will provide detailed data on current energy consumption, which, together with the Predesign Study's recommendations, will inform targeted upgrades. These upgrades will address specific areas identified as needing improvement, such as enhancing insulation, upgrading HVAC systems, and installing energy-efficient lighting. By integrating these strategies, EWSHS will move towards meeting the state's energy performance standards and greenhouse gas reduction targets. This initiative is expected to not only bring the museum into compliance but also serve as a model for other institutions, demonstrating effective strategies for energy efficiency and sustainability.

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

The proposed Predesign Study is a pivotal step towards advancing equity and inclusivity by addressing the museum's capacity and infrastructure limitations and recommending solutions.

Communities Impacted:

1. Columbia River Plateau Tribes: The study will explore options for developing a permanent gallery dedicated to the Plateau Tribal collections. This will enhance cultural representation and ensure that these vital cultural resources are accessible and appropriately displayed.
2. Regional Artists: Creating a dedicated gallery for regional art will highlight the work of local artists, offering them a prominent platform and promoting greater recognition and engagement with their work.
3. Underserved Populations: The museum's current limitations restrict access for low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. The Predesign Study will assess how expansion can improve accessibility and create inclusive spaces that cater to these groups.

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4. Local and regional school groups: Permanent gallery space for the Plateau collection will be a powerful educational resource that regional schools can access to satisfy the tribal education mandate (RCW 28A.715.005).

Addressing Disparities:

The Predesign Study aims to mitigate disparities by increasing Accessibility. The study will propose solutions to make the museum's facilities more accessible, addressing issues that disproportionately affect individuals with disabilities and underserved populations.

### Is this project eligible for Direct Pay?

The predesign study itself is not eligible for Direct Pay tax credits. However, should the study lead to a subsequent capital expansion project, it is anticipated that this future project will significantly enhance energy efficiency and may be eligible for Direct Pay credits.

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

In evaluating this request, it is essential to understand the broader impact and significance of the proposed Predesign Study for EWSHS. This Study is a crucial first step towards addressing critical issues related to the museum's capacity and infrastructure. The findings will not only inform potential future capital improvements but also play a key role in enhancing the museum's ability to serve a diverse range of communities.

EWSHS faces significant constraints due to its aging facilities and limited capacity to display its permanent collections, which hinder its ability to accommodate growing visitor numbers and effectively represent the rich cultural tapestry of our region. The Predesign Study will address these constraints by evaluating options for expanding gallery space, creating dedicated exhibition areas, and updating aging systems. These improvements are critical for maintaining the museum's relevance and ensuring it can continue to provide valuable cultural and educational experiences.

Key points to consider include:

- **Enhanced Accessibility and Inclusivity:** The Study will explore how expansion can better serve underserved populations, including low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. Addressing these needs aligns with our commitment to equity and inclusion.
- **Cultural Representation:** The Study will evaluate options for creating a permanent gallery for Plateau Tribal collections and a dedicated space for regional art. These enhancements will ensure that diverse cultural narratives are prominently featured, strengthening our connection with the community and enhancing the museum's role as a cultural hub.
- **Operational Efficiency:** By evaluating outdated mechanical systems and exploring options for optimizing collection storage, the Study will help the agency improve its operational efficiency and reduce future maintenance costs. This will ensure that the museum remains functional and sustainable.
- **Strategic Alignment:** The Predesign Study is aligned with EWSHS's 2022-2024 Strategic Plan, which emphasizes improving visitor experience, expanding cultural representation, and increasing operational capacity. The insights gained from this Study will guide the development of a comprehensive master plan for future capital improvements, ensuring alignment with our strategic goals.
- **Future Funding and Community Impact:** The Study will lay the groundwork for a potential future capital expansion, which is anticipated to significantly increase museum attendance and broaden its impact.

Overall, the Predesign Study is a pivotal investment in the future of EWSHS. It represents a strategic step towards overcoming current limitations, fostering greater inclusivity, and ensuring the museum's continued relevance and impact.

### Identify the problem or opportunity addressed. Why is therequest a priority?

The PreDesign Study will address and offer recommendations to solve the following immediate concerns:

- Adequate gallery space to permanently display the American Indian collection.
- Addressing mechanical and electrical systems in four buildings that are reaching end of functional life.
- Broad look at campus needs, including increasing threat of wildfire in the immediate area (safety planning) and campus-wide security.
- Limited gallery space does not allow us to collect and display the art, history and material culture of

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underrepresented communities in eastern Washington.

- Address accessible issues throughout the museum campus.

Key issues to be examined in the Predesign Study include:

- Developing a permanent gallery space for the Plateau Tribal collections, which are currently in storage due to the lack of appropriate display space.
- Creating dedicated gallery space to showcase regional art from our collection, thereby enhancing the museum's ability to tell the story of local art.
- Addressing the aging mechanical and other systems within the buildings that are nearing the end of their operational life and creating a 20-year facilities maintenance schedule. Some of these systems are decades old.
- Evaluating whether collection storage should remain on campus or be moved off-site to optimize space and accessibility.
- Adding event space that can be utilized for rentals, providing a new revenue stream to support museum operations.
- Addressing wildfire safety planning and security issues.

Without undertaking the Predesign Study, EWSHS will face piecemeal updates to failing systems and a disjointed approach to managing ongoing deferred maintenance. This fragmented approach would not comprehensively address the core issues, potentially leading to increased operational costs and further deterioration of facilities over time. The Predesign Study will provide a thorough assessment of current conditions and potential solutions and cost estimates for future capital improvements, ensuring that any subsequent expansion aligns with the strategic goals of the agency.

### **What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed?**

The Predesign Study will explore options for gallery space addition/expansion, options for collections storage, a dedicated event space, and facility upgrades. The study is expected to start in July of 2025 and take approximately seven months to complete. The estimated cost for the Predesign Study is \$600k. EWSHS has had conversations with pre-design specialists and architects who have completed recent museum assessments (Walt Crimms, Tom Kundig, and Mark Wagner) who have given us preliminary cost estimates. The project does not need to be phased.

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

The Predesign Study will address critical challenges faced by EWSHS by exploring solutions for expanding gallery space, enhancing visitor experience, and generating additional revenue. It will evaluate options for creating a gallery to permanently display the Plateau collections and tell the rich histories of these tribes. Currently, we are unable to tell the full story of our regional tribes because our limited gallery space only allows temporary exhibitions that share a small portion of the entire collection. Permanent gallery space for the Plateau collection is a powerful educational resource that regional schools will be able to access to satisfy the tribal education mandate (RCW 28A.715.005). The Predesign Study will also guide the development of dedicated gallery space for EWSHS's Art collections and propose the creation of a new event space to provide additional operating revenue.

The current building layout significantly impacts the visitor experience. Poorly defined pathways, accessibility issues, confusing signage, and

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Disconnected spaces result in a fragmented and disjointed visit. These design issues affect navigation, diminish visitor engagement, and particularly hinder accessibility for those with disabilities. The Predesign Study will propose a more integrated and accessible design to improve visitor flow, enhance wayfinding, and create a more welcoming environment.

Without this study, the museum will continue to struggle with a confusing visitor experience, outdated facilities, and missed opportunities for growth and community engagement. This could threaten the museum's long-term sustainability and relevance. The Study is crucial for providing a comprehensive evaluation of solutions and cost estimates, ensuring that any future expansion aligns with the agency's strategic goals and mission delivery.

### What alternatives were explored? Why was the recommended alternative chosen?

Alternatives considered included maintaining the current facility and undertaking minor renovations. The recommended approach is to conduct a comprehensive Predesign Study. This study will provide a structured method to assess the most effective long-term solutions and offer updated cost estimates for the issues we have identified and a comprehensive evaluation to align the museum's growth with its strategic and operational goals. This Predesign Study is crucial for making informed decisions that best serve the staff, visitors, community, stakeholders and the environment.

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

The primary clientele are the nearly 100,000 visitors to the EWSHS campus annually. This includes visitors from the region and beyond, tribal members, school field trip groups. The Study will also benefit underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists by addressing existing facility constraints and design issues.

Without the insights from the Predesign Study, EWSHS risks perpetuating limited access to essential cultural resources for these groups. The Study aims to enhance accessibility and create diverse cultural spaces. By addressing these challenges, the capital improvements resulting from the Study could significantly increase museum attendance to well over 100,000 annually, broadening the museum's impact, outreach and relevance.

### Does this project or program leverage non-state funding?

This project relies on State funding.

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

The Predesign Study supports EWSHS 2022-2024 Strategic Plan by addressing key strategic goals, including facility capacity, visitor experience, and cultural representation. This project aligns with several of the plan's objectives:

1. **Enhancing the museum's Visitor Experience:** The Study will guide improvements to the museum's facilities, leading to a more welcoming and engaging environment. This includes addressing current design issues, increasing accessibility, and expanding gallery spaces, which will enhance the overall visitor experience and support the goal of becoming a must-see destination.
2. **Strengthening Engagement with the Columbia River Plateau Tribes:** The Study will explore options for creating a permanent

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gallery for the Plateau Tribal collections, ensuring that these vital cultural resources are displayed appropriately and strengthening ties with these communities.

3. **Growing and Diversifying Audiences:** By addressing constraints and outdated facilities, the Study will help guide expanding our capacity to serve a broader and more diverse audience, including underserved groups such as low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists.

4. **Increasing Access to Collections:** The Study will evaluate improvements in collection storage and exhibition spaces, which will enhance access to the museum's extensive collection and better support its mission of engaging audiences through cultural stewardship.

5. **Developing a Long-term Comprehensive Master Plan:** The insights gained from the Predesign Study will inform the creation of a comprehensive master plan for future capital improvements, ensuring alignment with EWSHS's strategic goals and legislative requirements.

Overall, the recommendations from the Predesign Study will enable EWSHS to improve its facilities and guest experience, ensuring long-term sustainability and relevance. By addressing current constraints and planning for future needs, the Study will support the agency in

**Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contractor staff?**

No, the request does not include funding for Information Technology-related costs.

**If the project is linked to the Puget Sound Action Agenda?**

This project is not linked to the Puget Sound Action.

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

The Predesign Study is integral to EWSHS strategy for aligning with Washington State's ambitious environmental and energy efficiency goals. By evaluating potential future expansions, the Predesign Study will assess how the museum can meet the greenhouse gas emissions limits set forth in RCW 70A.45.050 and adhere to the Clean Building Performance Standards outlined in RCW 19.27A.210.

The study will explore various aspects of energy-efficient design, including sustainable materials and technologies, to minimize the museum's carbon footprint and enhance energy performance. It will also provide crucial insights into integrating advanced systems for energy management, such as optimized energy performance, improved water efficiency, and overall reduced operational impact.

EWSHS is currently undertaking an ASHRAE Level 2 Energy Study, which evaluates the building's energy usage and identifies opportunities for efficiency improvements. The combination of findings from this study and the forthcoming Predesign Study will guide future capital improvements. These improvements aim to ensure that EWSHS not only complies with the Clean Building Performance Standards but also sets a benchmark for energy efficiency in Washington State.

The pathway to compliance includes a comprehensive approach involving energy audits, metering, and energy benchmarking. The ASHRAE Level 2 Study will provide detailed data on current energy consumption, which, together with the Predesign Study's recommendations, will inform targeted upgrades. These upgrades will address specific areas identified as needing improvement, such as enhancing insulation, upgrading HVAC systems, and installing energy-efficient lighting.

By integrating these strategies, EWSHS will move towards meeting the state's energy performance standards and greenhouse gas reduction targets. This initiative is expected to not only bring the museum into compliance but also serve as a model for other institutions, demonstrating effective strategies for energy efficiency and sustainability.

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

The proposed Predesign Study is a pivotal step towards advancing equity and inclusivity by addressing the museum's capacity and



# 395 - Eastern Washington State Historical Society Capital Project Request

2025-27 Biennium

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Report Number: CBS002

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**Project Number:** 40000064  
**Project Title:** Museum Expansion and Modernization  
**Project Class:** Program

## Description

infrastructure limitations and recommending solutions.

Communities Impacted:

1. **Columbia River Plateau Tribes:** The study will explore options for developing a permanent gallery dedicated to the Plateau Tribal collections. This will enhance cultural representation and ensure that these vital cultural resources are accessible and appropriately displayed.
2. **Regional Artists:** Creating a dedicated gallery for regional art will highlight the work of local artists, offering them a prominent platform and promoting greater recognition and engagement with their work.
3. **Underserved Populations:** The museum's current limitations restrict access for low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. The Pre-design Study will assess how expansion can improve accessibility and create inclusive spaces that cater to these groups.
4. **Local and regional school groups:** Permanent gallery space for the Plateau collection will be a powerful educational resource that regional schools can access to satisfy the tribal education mandate (RCW 28A.715.005).

Addressing Disparities:

The Pre-design Study aims to mitigate disparities by increasing accessibility. The study will propose solutions to make the museum's facilities more accessible, addressing issues that disproportionately affect individuals with disabilities and underserved populations.

### Is this project eligible for Direct Pay?

The pre-design study itself is not eligible for Direct Pay tax credits. However, should the study lead to a subsequent capital expansion project, it is anticipated that this future project will significantly enhance energy efficiency and may be eligible for Direct Pay credits.

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

In evaluating this request, it is essential to understand the broader impact and significance of the proposed Pre-design Study for EWSHS. This Study is a crucial first step towards addressing critical issues related to the museum's capacity and infrastructure. The findings will not only inform potential future capital improvements but also play a key role in enhancing the museum's ability to serve a diverse range of communities.

EWSHS faces significant constraints due to its aging facilities and limited capacity to display its permanent collections, which hinder its ability to accommodate growing visitor numbers and effectively represent the rich cultural tapestry of our region. The Pre-design Study will address these constraints by evaluating options for expanding gallery space, creating dedicated exhibition areas, and updating aging systems. These improvements are critical for maintaining the museum's relevance and ensuring it can continue to provide valuable cultural and educational experiences.

Key points to consider include:

- **Enhanced Accessibility and Inclusivity:** The Study will explore how expansion can better serve underserved populations, including low-income families, rural communities, cultural minorities, youth, individuals with disabilities, and local artists. Addressing these needs aligns with our commitment to equity and inclusion.
- **Cultural Representation:** The Study will evaluate options for creating a permanent gallery for Plateau Tribal collections and a dedicated space for regional art. These enhancements will ensure that diverse cultural narratives are prominently featured, strengthening our connection with the community and enhancing the museum's role as a cultural hub.
- **Operational Efficiency:** By evaluating outdated mechanical systems and exploring options for optimizing collection storage, the Study will help the agency improve its operational efficiency and reduce future maintenance costs. This will ensure that the museum remains functional and sustainable.
- **Strategic Alignment:** The Pre-design Study is aligned with EWSHS's 2022-2024 Strategic Plan, which emphasizes improving visitor experience, expanding cultural representation, and increasing operational capacity. The insights gained from this Study will guide the development of a comprehensive master plan for future capital improvements, ensuring alignment with our strategic goals.
- **Future Funding and Community Impact:** The Study will lay the groundwork for a potential future capital expansion, which is



## 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	395	395
Version	D1-A	D1-A
Project Classification	*	All Project Classifications
Capital Project Number	*	All Project Numbers
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids