Central Washington University presents the:

2027-2029 Capital Budget Request

September 2026

Central Washington University

CENTRAL WASHINGTON UNIVERSITY

September 11th, 2026

Washington State Office of Financial Management
302 Sid Snyder Ave SW / Mailstop 43113
Olympia, WA 98501-1342

RE: CWU 2027-2029 Capital Budget Outline

This letter transmits the Central Washington University (CWU) 2027-2029 Capital Budget Request. This request was developed in support of the university's vision, mission, and strategic plan that prioritizes being a model learning community of access and opportunity.

Our capital request focuses investments in capital property that will strengthen student enrollment & retention while also providing substantial upgrades to deferred maintenance and energy efficiency as part of our Decarbonization plan. The modernization of Bouillon Hall and design implementation Behavioral Mental Health support student engagement and workforce pathway development.

1. **Student First Center**

Central Washington University seeks funding to establish a centralized area for the complete engagement and enrollment of prospective students through the renovation of Bouillon Hall. CWU is vested in removing barriers and facilitating an environment of personalized care and engagement to connect students for critical resources, financial assistance, advisement, and on-boarding to strengthen the likelihood of retention and graduation into high-demand fields. The proposed renovation would move sequential services of the enrollment immediately adjacent of each other through modification of major structural and mechanical systems and providing better access to students and parents. This project is estimated at **$54M**. **Page 27**

2. **Design Funding for Behavioral and Mental Health**

This project aims to provide an enhanced focus and commitment to student wellness & support through the Department of Psychology. The proposed replacement facility will provide a central point for research and teaching in all aspects of behavioral health, mental and counseling services. The continuity of the program is supplemented with the inclusion of an early childhood learning center, and case management to serve the campus and local community. The design funding request for this 2027-2029 biennium project is **$6.24M. Page 45**

3. **Preservation Facility Maintenance – One Time Reconciliation**

The purpose of this project is to address CWU's deferred maintenance backlog by prioritizing several critical Minor works projects to maintain the preservation of several systems, building components and equipment. This project includes roofing replacements, elevator upgrades, telecommunication and information infrastructure upgrades, campus security expansion, and institutional equipment upgrades. The construction funding request for this 2027-2029 biennium project is **$14.9M. Page 62.**

4. **2027-2029 Minor Works Preservation & Program**

CWU is seeking biennial funding for Minor Works Preservation & Programming as part of on-going assessment and implementation of university property, facilities, systems, and structures. These funds ensure the continuity of operation of the campus community supporting academic curriculum and development. This project request is for **$8M. Page 77**

5. **Decarb Pkg – Group 2 Building Conversion & Geothermal Connection**

The purpose of this request is to replace highly inefficient, carbon-based energy sources with green energy technology to support compliance with the clean buildings act and build toward our mission to achieve environmental sustainability. The proposed project will provide the building retrofits of multiple buildings to connection to CWU's expanding geothermal network. This phased engineering and construction funding request is for **$49.7 million** of the original $106.M request. **Page 91**

6. **Barge Hall Seismic Retrofit**

CWU seeks funding as a financial match for federal grant opportunities to complete a seismic retrofit of Barge hall. As CWU's oldest building, this historic unsupported masonry building is one of the highest risk profile projects for damage in the event of seismic activity. The retrofit would ensure that Barge Hall could withstand an earthquake. This project is supported by Washington State Emergency Management Division This request is for **$2.5M. Page 108**

7. **Apoyo Building Upgrade**

CWU seeks funding to improve student community services associated with food security by upgrading the existing on campus Apoyo building. The project supports multiple student initiatives including internships training leadership and management. **$2.37M Page 127**

CWU also has key reappropriation projects that require extensive engineering, regulatory permitting, or substantial material lead times.

- **Second Geothermal Module** - Reappropriation is required due the water rights permitting coordination with Department of Ecology and engineering factors associated with the operation of the first geothermal
- **Science Building Carbon Reduction** – Reappropriation is required for the phased implementation of energy efficiency projects without impacting the operation of the building, along with material long lead times.
- **Emergency Back-up Power System** – Reappropriation is required for the extensive coordination with the Department of Ecology and material lead times extending beyond a year.

- **Aviation Degree Expansion** - Reappropriation is required for the special FAA permitting of this project prior to construction.
- **Electrical Grid Security Feeder 14** – Reappropriation is required for the lead time of material.

Regards,

Delano Palmer
Director of Capital Planning & Projects

CC: Jim Wohlpart, President of Central Washington University
Dania Cochran, Chief of Staff
Patrick Pease, Provost, Exec. VP for Academic Affairs
Joel Klucking, Senior VP of Finance & Administration
Veronica Gomez Vilchis, VP of Student Engagement & Success
Steve Dupont, Director of Government Relations
Stuart Thompson, AVP of Campus Planning & Facilities

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375 - Central Washington University
Ten Year Capital Plan by Project Priority
2027-29 Biennium
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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS001
Date Run: 9/14/2026 11:30AM

Project by Agency Priority

Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
0	**40000081 Humanities & Social Science Complex**									
	057-1 State Bldg Constr-State	101,963,000	71,150,000	29,977,000	836,000					
	26C-1 Climate Commit Accou-State	7,000,000	3,730,000	3,170,000	100,000					
	Project Total:	**108,963,000**	**74,880,000**	**33,147,000**	**936,000**					
0	**40000123 Multicultural Center**									
	057-1 State Bldg Constr-State	6,000,569	2,565,751	3,090,051	344,767					
0	**40000125 Aviation Degree Expansion**									
	057-1 State Bldg Constr-State	9,968,000		1,541,000	8,427,000					
0	**40000161 Secondary Geothermal Module**									
	057-1 State Bldg Constr-State	4,031,031		155,159	3,875,872					
	26C-1 Climate Commit Accou-State	12,583,225	717,490	361,250	11,504,485					
	Project Total:	**16,614,256**	**717,490**	**516,409**	**15,380,357**					
0	**40000162 Science Building Carbon Reduction**									
	26C-1 Climate Commit Accou-State	4,509,000		2,933,000	1,576,000					
0	**40000163 Emergency Backup Power System**									
	057-1 State Bldg Constr-State	11,773,000		728,000	11,045,000					
	063-1 CWU Capital Projects-State									
	Project Total:	**11,773,000**		**728,000**	**11,045,000**					
0	**40000206 Electrical Grid Security Feeder 14**									
	057-1 State Bldg Constr-State	1,491,000		100,000	1,391,000					
0	**91000023 Preventive Facility Maintenance and Building System Repairs**									
	063-1 CWU Capital Projects-State	4,944,915	2,421,999	1,211,000	1,311,916					

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0	**91000028 2025-27 Minor Works Preservation and Program**									
	057-1 State Bldg Constr-State	8,000,000		8,000,000						
	063-1 CWU Capital Projects-State	200,000		200,000						
	Project Total:	**8,200,000**		**8,200,000**						
0	**91000029 North Academic Complex Moving Costs**									
	063-1 CWU Capital Projects-State	700,000		450,000	250,000					
1	**40000207 Student First Center**									
	057- State Bldg Constr-Unknown									
	057-1 State Bldg Constr-State	53,991,000				53,991,000				
	Project Total:	**53,991,000**				**53,991,000**				
2	**40000124 Behavioral & Mental Health Building**									
	057-1 State Bldg Constr-State	65,885,000				6,244,000	59,641,000			
3	**40000208 Preservation Facility Maintenance - One Time Reconciliation**									
	057-1 State Bldg Constr-State	14,999,000				14,999,000				
	063-1 CWU Capital Projects-State									
	Project Total:	**14,999,000**				**14,999,000**				
4	**40000211 2027-2029 Minor Works Preservation & Program**									
	063- CWU Capital Projects-Unknown									
	063-1 CWU Capital Projects-State	8,000,000				8,000,000				
	Project Total:	**8,000,000**				**8,000,000**				
5	**40000212 Decarb Pkg - Group 2 Building Conversion & Geothermal Connection**									

Project by Agency Priority

Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
5	**40000212 Decarb Pkg - Group 2 Building Conversion & Geothermal Connection**									
	26C-1 Climate Commit Accou-State	49,707,000				49,707,000				
6	**40000209 Barge Hall Seismic Retrofit**									
	057- State Bldg Constr-Unknown									
	057-1 State Bldg Constr-State	2,500,000				2,500,000				
	Project Total:	**2,500,000**				**2,500,000**				
7	**40000210 Apoyo Building Upgrade**									
	057- State Bldg Constr-Unknown									
	057-1 State Bldg Constr-State	2,377,000				2,377,000				
	063-1 CWU Capital Projects-State									
	Project Total:	**2,377,000**				**2,377,000**				
8	**30000836 Arts Education**									
	057-1 State Bldg Constr-State	129,867,000	262,000		48,000			8,871,000	120,686,000	
9	**40000214 Decarb Pkg - Group 3 - GEP #3 & South Campus Conversion**									
	26C-1 Climate Commit Accou-State	27,823,000					27,823,000			
10	**40000126 Brooks Library Renovation**									
	057-1 State Bldg Constr-State	15,000,000						15,000,000		
11	**40000085 Public Safety Building**									
	057-1 State Bldg Constr-State	15,000,000						15,000,000		
12	**40000216 Decarb Pkg - Group 4&5: GEP#4 & East Campus Geo Conversion**									
	26C- Climate Commit Accou-Unknown									

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Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
12	**40000216 Decarb Pkg - Group 4&5: GEP#4 & East Campus Geo Conversion**									
	26C-1 Climate Commit Accou-State	41,501,000						41,501,000		
	Project Total:	**41,501,000**						**41,501,000**		
13	**30000778 Lind Hall Phase 2**									
	057-1 State Bldg Constr-State	15,000,000							15,000,000	
14	**40000087 McConnell Auditiorium Renovation**									
	057-1 State Bldg Constr-State	15,000,000							15,000,000	
15	**40000218 Decarb Pkg - Group 6: West Campus Geo Conversion**									
	26C-1 Climate Commit Accou-State	88,256,000							88,256,000	
16	**40000220 Decarb Pkg - Group 7&8: North Campus Geo Conversion**									
	26C-1 Climate Commit Accou-State	15,422,000								15,422,000
17	**30000829 Shaw Smyser Upgrade**									
	057-1 State Bldg Constr-State	15,000,000								15,000,000
18	**30000831 Academic Storage Facility**									
	057-1 State Bldg Constr-State	7,679,000								7,679,000
	Total	**756,170,740**	**80,847,240**	**51,916,460**	**40,710,040**	**137,818,000**	**87,464,000**	**80,372,000**	**238,942,000**	**38,101,000**

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
057- State Bldg Constr-Unknown									
057-1 State Bldg Constr-State	495,524,600	73,977,751	43,591,210	25,967,639	80,111,000	59,641,000	38,871,000	150,686,000	22,679,000

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Ten Year Capital Plan by Project Priority
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Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
063- CWU Capital Projects-Unknown									
063-1 CWU Capital Projects-State	13,844,915	2,421,999	1,861,000	1,561,916	8,000,000				
26C- Climate Commit Accou-Unknown									
26C-1 Climate Commit Accou-State	246,801,225	4,447,490	6,464,250	13,180,485	49,707,000	27,823,000	41,501,000	88,256,000	15,422,000
Total	**756,170,740**	**80,847,240**	**51,916,460**	**40,710,040**	**137,818,000**	**87,464,000**	**80,372,000**	**238,942,000**	**38,101,000**

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Ten Year Capital Plan by Project Priority

2027-29 Biennium

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Report Number: CBS001
Date Run: 9/14/2026 11:30AM

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Functional Area	*	All Functional Areas
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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June 10, 2026

Delano Palmer
Director
Capital Planning & Projects
Central Washington University

In future correspondence please refer to:
Project Tracking Code: 2026-06-04076
Property: Central Washington University Bouillon Hall Remodel for the Student First Center Predesign
Re: Predesign Phase Review

Delano Palmer:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. This action has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02 and the Office of Financial Management's requirement for DAHP predesign review on capital funded projects. Our review is based upon documentation contained in your communication.

It is our opinion that Property ID: 410677, CWU - Bouillon Hall and Library, at 8th Ave, Ellensburg, WA remains eligible for listing in the National Register of Historic Places for its association with Central Washington University history and representing a significant and distinct Mid-Century Modernism architectural style. So, the project should consider the Secretary of the Interior's Standards for the Treatment of Historic Properties to ensure there will be no adverse impact to the eligible building. We recommend keeping DAHP involved in the predesign phase as much as possible to minimize this impact as much as possible.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult for this project. Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me.

Sincerely,

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

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

April 18, 2022

Jeremiah Eilers
Capital Planning & Projects
400 E. University Way M.S. 7523

In future correspondence please refer to:
Project Tracking Code: 2022-04-02435
Re: Central Washington University Psychology Replacement Project

Dear Jeremiah Eilers:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 21-02 (21-02). Our review is based upon documentation contained in your communication.

We currently understand that Central Washington University is self-funding a predesign, and applying for design funding in the 2023-2025 biennium for the above-referenced project. We also understand that the current vision of the project involves the demolition of Property ID: 677641, the CWU - Psychology Building. As you may or may not know, DAHP expressed our opinion that this building is eligible for listing in the National Register of Historic Places in 2016, and we continue this opinion at the time of this letter. Therefore, we would like to use this opportunity to strongly encourage the University explore alternatives to the demolition of this historic property, which would be an adverse impact under 21-02, and therefore require mitigation.

We appreciate the University reaching out at this phase of the project. Further consultation with DAHP is not required at this time. Should the project become obligated with state capital funding for the construction phase of the project, further consultation will be required. We would like to use this opportunity to inform the University that should future consultation occur, we may request information such as any environmental impact studies that are prepared for the project; as the historic property is primarily constructed with concrete, the embodied energy of its construction has already significantly impacted the environment. Its potential demolition and replacement would only add to that impact. DAHP has guided many successful adaptive re-use or rehabilitation projects for historic buildings very similar to this historic property and would be happy to discuss the potential for such activities here as opposed to demolition. We strongly believe there is a mutually beneficial alternative that retains this historic property while achieving the programmatic needs of the University.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) in conformance with 21-02. Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of 21-02. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. If you have any questions, please feel free to contact me.

Sincerely,

Holly Borth
Preservation Design Reviewer
(360) 890-0174
Holly.Borth@dahp.wa.gov

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375 - Central Washington University
Capital FTE Summary

2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS004
Date Run: 9/14/2026 11:31AM

FTEs by Job Classification

Job Class	Authorized Budget 2025-27 Biennium FY 2026	FY 2027	2027-29 Biennium FY 2028	FY 2029
Academic Planning Officer			1.0	1.0
Building Energy Engineer			0.7	0.7
Capital Projects Architect			1.0	1.0
Cartographer			0.3	0.3
Construction Project Coordinator			3.0	3.0
Contracts Specialist			1.0	1.0
Director of Capital Planning & Projects			1.0	1.0
Engineering Aid 2			1.0	1.0
Fiscal Analyst			0.5	0.5
Records Analyst			0.5	0.5
Total FTEs			**10.0**	**10.0**

Account

Account - Expenditure Authority Type	Authorized Budget 2025-27 Biennium FY 2026	FY 2027	2027-29 Biennium FY 2028	FY 2029
057-1 State Bldg Constr-State			1,208,451	1,208,451
063-1 CWU Capital Projects-State			84,409	84,409
Total Funding			**1,292,860**	**1,292,860**

Narrative

An escalation factor of 3% is included in the labor cost calculations

OFM

Capital FTE Summary

2027-29 Biennium

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Report Number: CBS004
Date Run: 9/14/2026 11:31AM

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

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CENTRAL WASHINGTON UNIVERSITY

2027-2029 MAINTENANCE BACKLOG REDUCTION PLAN

1. CWU's maintenance backlog reduction plan is to preserve the existing campus facilities and infrastructure and provide a series of preservation projects which reduce day-to-day maintenance, reduce preventative maintenance, and defer future preservation projects for longer periods of time. The implementation of legislation tracking our carbon reduction such as the Climate Commitment Act, and the Clean Building Performance Standards; have illustrated additional preventative maintenance needs. Several of our preservation projects have enhanced focus on metering and tracking our energy usage. The list of projects to be completed is prioritized according to life safety, and efficient use of facilities and infrastructure, and other relatable fields.

2. The CWU main campus has assessed all buildings over 2,000 square feet utilizing the OFM FCI process. The intent of the assessment process is to provide for an ongoing, living procedure that assists CWU in determining current preservation and backlog issues.

3. The scale of preservation projects that need critical updates in the 2027-2029 biennium significantly exceed our typical minor works biennial funding. The combination of post world war II facilities nearing end of life and the need to clean energy compliance are forcing highly focused conversations of deferred maintenance and priority of implementation. In recent years, we've documented an uptick in catastrophic failure of end of life systems that forced a re-shuffling of minor works funding. CWU continually tracks building systems and assigns an estimated end of life based on manufacturer recommendation and any incremental updates that were completed on the system since its installation. The specific scope of work for each separate project will be determined by emerging requirements and/or the overall goal of reducing CWU's preservation backlog. A Facility Condition Index of each CWU building is utilized in helping determine which building and/or building system is in the poorest condition and will be updated utilizing available funds. Normal maintenance activities including preventative maintenance on major building systems such as electrical, HVAC, and building envelopes are funded by the state capital budget and continue on a regular basis. This combination of strategically selected preservation minor works projects and CWU's normal maintenance activities produce building condition scores that are used for determination of a prioritized, preservation minors works list.

4. As part of the preservation reduction, CWU also evaluates options to reduce Green House Gas (GHG) emissions. Within the 2027-2029 biennium CWU will be evaluating the following strategies to reduce GHG while reducing our Preservation backlog.

a) CWU has taken a more dedicated approach to sustainability and the reduction in our GHG output. Upon completion of the recent energy studies, we have a good idea on the proper path to success.
   i. Continue working on the configuration of our sub-meters so we can measure our successes.
   ii. We plan to utilize consultants to further develop, refine, and measure progress towards our carbon reduction goals.

iii. Continue to ask for state funds to further our goal towards total campus decarbonization, we will request state funds to design the systems required to meet the goals of that path. This will likely result in the continued expansion of our low temp heating water and chilled water to added geothermal plants. With the long-term plan of upgrading building level HVAC systems to accommodate the low temperature heating water as their primary source of heating.

iv. Request state funds to complete as many identified energy efficiency measures as possible, starting with those that make the greatest impact and address both backlog maintenance as well as energy savings.

b) CWU plans to establish a Green Revolving Loan Fund to finance energy efficiency projects with demonstrable energy cost savings. The first steps have been taken. Funding guidelines have been drafted.

c) Work towards implementation of the Energy Management Plan, Operations and Maintenance Plan and Decarbonization Plan per HB1390.

d) Continue applying for any known available energy related grant opportunity and utilize Climate Commitment Act Funds and Inflation Reduction Act Funds as they become available.

e) Continue to install a minimum of 3-5 Level 2 electric vehicle chargers as part of each Major Capital Project. This will support CWU's efforts to electrify its campus fleet while also providing charging capacity for the local community.

f) Since Kittitas County does not have the necessary infrastructure to support composting of pre-consumer and post-consumer food and organic waste, CWU is seeking funding to install a 30' x 10' composing unit at its Wildcat Farm. If funded, CWU can divert up to 1,000 lbs. of compostable and organic waste from entering the landfill daily. This initiative will be instrumental for CWU to achieve its goal of diverting 25% of its waste from the landfill no later than 2030.

g) ADDITIONAL Geothermal PLANTS– Continue to advocate for additional funding to build Geothermal plants until we are no longer dependent on the use of natural gas.

h) LOW TEMP HEATING WATER INFRASTRUCTURE AND IMPLEMENTATION- As additional geothermal plants are added, we will need the low temperature heating water infrastructure expanded to buildings to connect individual buildings. We will also need building level infrastructure to implement the low temperature heating water at each building.

i) HEAT PUMP DOMESTIC HOT WATER UPGRADES - Central Washington University plans to continue to install modern electric air source heat pump domestic water heaters where applicable.

j) BUILDING LEVEL ENERGY EFFICIENCY MEASURES (EEMS)– Central Washington University plans to aggressively help bring our campus EUI by implementing cost effective building level EEMs. This critical step in our efforts for campus compliance with Clean Building Performance standards.

k) DECARBONIZATION PLAN - Continue to work towards implementation of our Energy Management Plan, Operations and Maintenance Plan and Decarbonization Plan per HB1390. Use the assembled data and plans to continue to advocate for additional funds.

l) SUSTAINABLE PROCUREMENT - CWU Contracts, Purchasing, and Surplus will be collaborating with CWU Sustainability on developing and operationalizing CWU's Sustainability Procurement Policy.

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TAB – B
PROJECTS

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:32AM

Project Number: **40000207**
Project Title: **Student First Center**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 1

Project Summary

Central Washington University (CWU) is seeking funding for the design-build renovation of Bouillon Hall in the creation of a Students First Center that aims to centralize student services through the engagement of advising through the enrollment process thereby optimizing the success probability of student retention.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?

The proposed project request will construct a new 14,000 square foot addition & partially renovate the 78,000 SF building to current building and energy efficiency standards while delivering co-located student services critical to increasing access, support early intervention and improve student outcomes. The Students First Center will create an all-inclusive gateway to a host of student needs geared towards improving enrollment, engagement and retention. The proposed redesign and renovation of the building will create a flexible and accessible center for student success.

Student Success is the unifying value of the Students First Center that intends to illicit CWU's other core values of Engagement, Belonging, and Stewardship in the renovation.

The core theme of the Student Success is driven in the redesign intention of the Bouillon Hall by removal of the siloed and disjointed offices and the creation of open collaborative spaces and services geared towards ensuring students have academic and learning resources readily accessible for the duration of their tenure at CWU.

The Engagement of the Students First Center will focus on flow and transparency improvements in the building that will provide wayfinding to the variety of student resources such as advising, career services, and disability services. The redesign will promote optimized opportunities for the diverse student body, including a significant number of first-generation and Pell-eligible students who benefit from improved accessibility and coordinated support.

The Students First Center will develop an environment of belonging by improved street and pedestrian accessibility followed by better centralized services of admissions, financial aid, advising, career services, and the registrar for new students. Stewardship of the Students First Center is based on the supplemental services of Disability Services, Veteran and Military Connected Student Center, Case Management, College Assistantance Migrant Program, Student Support Services (TRIO), and the computer support help desk.

2.Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

Bouillon hall is a mid-century modern building that qualifies for consideration of National historic preservation based upon its 1961 construction. However, several of the building systems and layout are reflective of a disjointed and segmented layout that is not conducive for collaboration amongst supplemental student services.

The fragmented orientation of the building interior is confusing for new and existing students alike and creates barriers to

Description

student engagement and accessibility. The limitations of the current floor plan create massive operation inefficiencies and inequitable environments for the student experience depending on the service students are trying to obtain. Students may miss opportunities for stewardship through their academic career because key services are not co-located for coordination and collaboration.

Beyond the programming issues of student service accessibility, is the physical construction of the facility limiting the student success experience

Due to its unique architectural characteristics and structural construction, preservation during renovation activities will require special consideration. The existing facility is partially constructed with unsupported masonry construction which will need to be addressed as part of the seismic analysis. The concrete framework of Bouillon Hall includes several load bearing walls that cannot be modified, which results in further ancillary system renovation required to develop the open collaborative space that is desired.

Bouillon Hall is adjacent to the future location of CWU's geothermal plant, and the mechanical, electrical and plumbing system updates of the facility are a keep element of the renovation and future emission compliance for building geothermal connectivity. Not funding this project continues a strong reliance on aging infrastructure, and misalignment with the state's energy efficiency goals.

3.For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?

The only funding that has been attributed to this facility is CWU's self-funding of the 2026 pre-design and supportive investigative analysis to the approximate value of $250k.

4.Does this project or program leverage non-state funding? If yes, how much by source?

No, it does not.

5.Provide context on how this request fits into the agency's work. Describe how this project supports the agency's strategic plan or would improve agency performance.
Beyond CWU's core values of Engagement, Belonging, and Stewardship; the Students First Center is a key element in supporting the university principles of equity and access, culturally sustaining practices, student success, and community partnerships. These principles are embedded within CWU's 2023-2028 Strategic Plan to increase enrollment, retention, and graduation rates while promoting holistic student well-being.

The equity and access of the Students First Center will provide better transparency and communication in the orientation availability of services, especially to first-generation students and students of underserved communities.

Culturally sustaining practices include an increased availability of student advising representatives based on the revised layout to engage with students and provide early career exploration, and workforce development support that prepares students for academic success and meaningful careers.

Project Number: 40000207
Project Title: Student First Center

Description

The student success and community partnerships leverage early engagement with high schools and community colleges for prospective students transferring to CWU and onboarding through the centralized resources of the Students First Center.

6.How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
This project benefits nearly 100% of new potential students of which there is a significant portion of our underserved student population and almost half of our student population are first-generation. CWU is also one of the most diverse student populations in the state of Washington. By removing barriers to resources, this project aims to provide increased accessibility to prospective students.

7.Is there additional information you would like decision makers to know when evaluating this request ?
The Students First Center represents a transformational investment in student success by creating a coordinated, student-centered environment where student support services work seamlessly together. Rather than requiring students and their families or support networks to navigate multiple offices across campus, the remodeled Bouillon Hall will provide an integrated experience that reduces barriers, improves access to services, and ensures students receive timely, coordinated support throughout their educational journey. Families and support networks will leave campus with confidence that their student is connected to the people, resources, and opportunities needed to thrive.
Research consistently demonstrates that integrated student success models strengthen students' sense of belonging, increase persistence and retention, and improve completion rates by making it easier for students to access support before challenges become barriers to success. By bringing these services together in one welcoming location, the Students First Center will improve collaboration among departments, create a more efficient use of university resources, and better position students for academic achievement, career readiness, and successful entry into Washington's workforce. This investment aligns with the state's goals of increasing educational attainment, strengthening the workforce pipeline, and expanding economic opportunity for Washington residents. The request is not simply to renovate space; it is to redesign the student experience.

8.For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?
CWU considered a renovation plus expansion of Bouillon Hall for the Students First Center to address more programming needs, however the cost of the addition is sustainable for this type of project. The other option is doing nothing, but this option would limit CWU’s ability to improve enrollment by centralizing student services geared to improving the engagement with students. This option would continue our operation of a confusing building orientation, limited wayfinding ability, along with unaddressed seismic issues and clean building performance standard compliance.

9.For major construction projects, what project delivery method has been or will be selected and why?
This project is proposed to be delivered as progressive design-build to expedite the implementation of the project and assist in the strategic plan improvement of student enrollment and retention. This project is planned to be submitted to CPARB for approval no later than Q1 of 2027.

10.If this project is linked to the Puget Sound Action Agenda and/or the Governor’s Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following
No it does not.

OFM

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:32AM

Project Number: 40000207
Project Title: Student First Center

Description

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Major Projects-Rehab/Restoration.

Growth Management impacts
Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
057	State Bldg Constr-Unknown					
057-1	State Bldg Constr-State	53,991,000				53,991,000
	Total	**53,991,000**	**0**	**0**	**0**	**53,991,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057	State Bldg Constr-Unknown				
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign	04/01/2026	06/01/2026
Design	9/1/2027	10/1/2028
Construction	7/1/2028	10/1/2029

	Total
Gross Square Feet:	82,504
Usable Square Feet:	53,628
Efficiency:	65.0%
Escalated MACC Cost per Sq. Ft.:	437
Construction Type:	Other Schedule B Projects
Is this a remodel?	Yes
A/E Fee Class:	B
A/E Fee Percentage:	9.54%

Cost Summary

375 - Central Washington University
Capital Project Request
2027-29 Biennium
*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:32AM

Project Number: 40000207
Project Title: Student First Center

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		2,776,919	5.1%
Extra Services		150,085	0.3%
Other Services		1,336,663	2.5%
Design Services Contingency		863,087	1.6%
Consultant Services Total		**5,126,753**	**9.5%**
Maximum Allowable Construction Cost(MACC)	**36,081,733**		
Site work		2,950,367	5.5%
Related Project Costs		419,509	0.8%
Facility Construction		32,711,857	60.6%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		3,614,734	6.7%
Non Taxable Items		617,962	1.1%
Sales Tax		3,413,897	6.3%
Construction Contracts Total		**43,728,324**	**81.0%**
Equipment			
Equipment		2,358,154	4.4%
Non Taxable Items		0	0.0%
Sales Tax		202,801	0.4%
Equipment Total		**2,560,955**	**4.7%**
Art Work Total		**268,617**	**0.5%**
Other Costs Total		**217,999**	**0.4%**
Project Management Total		**2,088,289**	**3.9%**
Grand Total Escalated Costs		**53,990,937**	
Rounded Grand Total Escalated Costs		**53,991,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:32AM

Project Number: 40000207
Project Title: Student First Center

Operating Impacts

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
057-1	State Bldg Constr-State	677,457	184,506	107,641	110,870	114,196
	Total	**677,457**	**184,506**	**107,641**	**110,870**	**114,196**

Narrative

We're assuming 3% inccreas on COLA per FY during the ongoing operation. One time move Costs reflect Four departments being permantely relocated to another facility due to the high technology associated with Testing services, CSS, TV Studio. This also accounts for departments being relocated out of Bouillon in FY 2028 and moved back in FY2030.

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000207	40000207
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

State of Washington
AGENCY / INSTITUTION PROJECT COST SUMMARY
Updated June 2026

Agency	Central Washington University
Project Name	Student First Center
OFM Project Number	40000207

Contact Information

Name	Delano Palmer
Phone Number	509-963-2906
Email	delano.palmer@cwu.edu

Statistics

Gross Square Feet	82,504 SF	MACC per Gross Square Foot	$406
Usable Square Feet	53,628 SF	Escalated MACC per Gross Square Foot	$437
Total Site Area (SF)	140,000 SF		
Alt Gross Unit of Measure	NA		
Space Efficiency	65.0%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	10.62%
Remodel	Yes	Projected Life of Asset (Years)	50 Years

Additional Project Details

Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Ellensburg, WA
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	August-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule

Predesign Start	April-26	Predesign End	June-26
Design Start	September-27	Design End	October-28
Construction Start	July-28	Construction End	October-29
Construction Duration	16 Months		

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Project Cost Summary

Total Project	$50,147,253	Total Project Escalated	$53,990,939
		Rounded Escalated Total	$53,991,000

Amount funded in Prior Biennia	$0
Amount in current Biennium	**$53,991,000**
Next Biennium	$0
Out Years	$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	$566,287	
	Construction	$0	
	Art	$2,831	
	Agency PM	$26,293	
	Total	$595,411	1.1%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$2,928,874		
Extra Services	$143,677		
Other Services	$1,315,871		
Design Services Contingency	$438,842		
Consultant Services Subtotal	**$4,827,264**	**Consultant Services Subtotal Escalated**	**$5,126,755**

Construction			
Maximum Allowable Construction Cost (MACC)	$33,458,351	Maximum Allowable Construction Cost (MACC) Escalated	$36,080,729
DB-Progressive Risk Contingencies	$0		
DB-Progressive Management	$0		
Owner Construction Contingency	$3,345,835		$3,614,841
Non-Taxable Items	$572,876		$618,936
Sales Tax	$3,165,160	Sales Tax Escalated	$3,413,819
Construction Subtotal	**$40,542,222**	**Construction Subtotal Escalated**	**$43,728,325**

Equipment			
Equipment	$2,182,668		
Sales Tax	$187,709		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,370,377**	**Equipment Subtotal Escalated**	**$2,560,957**

Artwork			
Artwork Subtotal	**$268,612**	**Artwork Subtotal Escalated**	**$268,612**

Agency Project Administration			
Agency Project Administration Subtotal	$1,932,885		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$1,932,885**	**Project Administration Subtotal Escalated**	**$2,088,290**

Other Costs			
Other Costs Subtotal	**$205,893**	**Other Costs Subtotal Escalated**	**$218,000**

Project Cost Estimate

Total Project	**$50,147,253**	Total Project Escalated	**$53,990,939**
		Rounded Escalated Total	**$53,991,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$5,126,755		$5,126,755		**$0**
Construction					
Construction Subtotal	$43,728,325		$43,728,325		**$0**
Equipment					
Equipment Subtotal	$2,560,957		$2,560,957		**$0**
Artwork					
Artwork Subtotal	$268,612		$268,612		**$0**
Agency Project Administration					
Project Administration Subtotal	$2,088,290		$2,088,290		**$0**
Other Costs					
Other Costs Subtotal	$218,000		$218,000		**$0**

Project Cost Estimate

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Total Project	**$53,990,939**	**$0**	**$53,990,939**	**$0**	**$0**
	$53,991,000	**$0**	**$53,991,000**	**$0**	**$0**
Percentage requested as a new appropriation			**100%**		

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

Progressive Design-Build methodology is anticipated. Design and construction funds are requestd

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

CWU has self-funded the predesign for submission on June 30, 2026.

What is planned with a future appropriation?

No future appropriations are anticipated.

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**		**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services					
Predesign					Self-funded by CWU
Sub TOTAL	**$0**		**1.0320**	**$0**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services					
A/E Basic Design Services - owner	$0				
A/E Basic Design Services - DB entity	$2,696,937				
Sales tax on DB design	$231,937				
Sub TOTAL	**$2,928,874**		**1.0506**	**$3,077,075**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout					
A/E Basic Design Services - owner	$0				
A/E Basic Design Services - DB entity	$1,211,667				
Sales tax on DB design	$104,203				
Sub TOTAL	**$1,315,871**		**1.0804**	**$1,421,667**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase	$45,005		1.0506	$47,282	2%
Construction Phase	$98,672		1.0804	$106,605	7%
Sales tax on consultant services (where services are taxable)			1.0804	$0	
Sub TOTAL	**$143,677**		**1.0506**	**$153,887**	
5) Design Services Contingency					
Consultant Contingency	$438,842				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$438,842**		**1.0804**	**$474,126**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$4,827,264**			**$5,126,755**	
Consultant Services Cost Per SF	$59			$62	
Consultant Services % Of Const	12%			12%	

Construction Contracts					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work					
Site Prep., Devt. and Utilities	$2,788,363				
Sub TOTAL	**$2,788,363**		**1.0588**	**$2,952,319**	Escalated to Start Const.
	$20	*per Site SF*		*NA*	*per Site SF*
2) Related Project Costs					
Preconstruction Services PDB	$283,339				
HVAC Balancing	$61,390				
Sub TOTAL	**$344,729**		**1.0588**	**$365,000**	Escalated to Start Const.
	$4	*per GSF*		*$4*	*per GSF*
3) Facility Construction					
Direct Construction Cost	$27,075,114				
GMP Contingency (Contr.Managed)	$865,606				Part of DB MACC
Prime Cont. Field Overhead (GC/GR)	$1,253,542		4%		General Requirements
Prime Cont. Fee/Profit	$1,130,997		4%		Price Factor
Sub TOTAL	**$30,325,259**		**1.0804**	**$32,763,410**	Escalated to Mid-Const.
	$368	*per GSF*		*$397*	*per GSF*
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	**$33,458,351**			**$36,080,729**	
	$406	*per GSF*		*$437*	*per GSF*

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6) Total Cost of Construction (TCC)					
TCC Sub TOTAL	**$33,458,351**			**$36,080,729**	
	$406	*per GSF*		*$437*	*per GSF*
7) Owner Construction Contingency					
Allowance for Change Orders	$3,345,835				Calculated

Sub TOTAL	**$3,345,835**		**1.0804**	**$3,614,841**	Escalated to Mid-Const.
8) Non-Taxable Items					
Owner Hired Consultants	$572,876				Enhanced Commissioning, Cultural Resource Monitoring, DAHP, Construction Permit, Haz Mat, Testing/Inspection,
Sub TOTAL	**$572,876**		**1.0804**	**$618,936**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$3,165,160**			**$3,413,819**	
CONSTRUCTION CONTRACTS TOTAL	**$40,542,222**			**$43,728,325**	
Construction Contracts Cost Per SF	$491			$530	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment	$1,130,000				
Furnishings	$1,052,668				FF&E
Sub TOTAL	**$2,182,668**		**1.0804**	**$2,358,155**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0804**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$187,709**			**$202,802**	
EQUIPMENT TOTAL	**$2,370,377**			**$2,560,957**	

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$268,612				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$268,612**		**NA**	**$268,612**	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	$1,932,885				Calculated
Additional Services					
Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$1,932,885**		**1.0804**	**$2,088,290**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Honorarium	$17,000				
Auditor	$188,893				
OTHER COSTS TOTAL	**$205,893**		**1.0588**	**$218,000**	Escalated to Start Const.

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:33AM

Project Number: 40000124
Project Title: Behavioral & Mental Health Building

Description

Starting Fiscal Year: 2024
Project Class: Program Improvement (State-Owned)
Agency Priority: 2

Project Summary

The proposed project fulfills the need for a revitalized home for Psychology and alignment of programming needs into a cohesive facility for academics and for offering services to the local community. This facility will address the Psychology department's need for 21st century research and teaching space while updating its required clinic and intervention spaces. With an increased need for counseling services and ongoing academic involvement in developing future school psychologists, counselors, and behavioral health service providers, these programs can partner alongside other support mechanisms in the facility such as the early childhood learning center program to cohesively learn and grow while also providing much needed services to the campus and local community. This capital request is partnered with our "Proposal to address health professional shortages in underserved areas" operational request to reinstate community counseling services that seeks to leverage a partnership with community health providers in the development of skilled practitioners.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?

The proposed project is a replacement of the existing 75,000 gross square foot building that was constructed in 1973. The predesign resulted in an envisioned 89,000 gross square foot multi-story and multi-use facility. However, CWU has re-evaluated the scope of the project and removed programming associated with the wellness center and basic needs center. The revised programming is envisioned at a gross square footage of 53,000. Subsequently we are now requesting design funds for the 2027-29 biennium and plan to request construction funds for the 2029-31 biennium. The size of this project can be amended as several student facing health services can remain in their current locations on campus instead of being incorporated into this project.

Design is expected to begin February 2028 and end October 2028. Construction of this project has an estimated start date of November 2028 and end date of June 2030.

Phasing is possible with this project as we currently propose to construct a new facility in new location allowing us to phase out the operations of the existing Psychology building. While this option may seem financial conducive to reduce a "single" biennium request, the overall cost of the project is anticipated to be larger due to extended overhead costs of the architects/engineers & contractors, as well as the duplication of operational staff to manage two site locations while the entirety of the Behavioral Health Building is complete.

2.Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

Our state faces a major crisis associated with the cases of behavioral health and the limited resources available to serve these needs. An example of these limited resources has been shared by a regional partner, Comprehensive Healthcare (a Central Washington based private Non-profit Organization), who currently struggles to meet the needs of this high demand field with qualified entry-level post graduate practitioners. Job openings for counselors can remain unfilled for hundreds of days while clients wait for availability to be seen.

Kittitas County is recognized as a HPSAs (Health Professional Shortage Areas) for available resources, and the development of this new facility and program will shore up the opportunity to backfill this high demand service area.

Project Number: **40000124**
Project Title: **Behavioral & Mental Health Building**

Description

The project will result in a new functional facility that accommodates programmatic changes and enrollment increases. General enrollment increases will drive corresponding increases in demand for psychology, both a popular major and a high-demand general education subject. The psychology program in particular accommodates tremendous demand by students transferring from community colleges. CWU is a primary service provider to transfer students, who comprise half of all CWU enrollments.

This new facility would help accommodate increased demand for psychology courses by creating well configured square footage for program use while also adding space to accommodate the Early Childhood Learning Center. Having the Academic and Behavioral Intervention Center, Community Counseling Center and the Early Childhood Learning Center in one building will allow for enhanced collaboration between real life practice and academia. Additionally, collaboration among faculty and students will be centralized allowing for confidential, comfortable, easy-to-access spaces for client care and essential resources.

The existing 50-year-old facility has never been renovated. This project is necessary to ensure the health and safety of students and employees, to address continued degradation of the facility associated with previous use as a chimpanzee lab, and to meet the energy goals set by the State of Washington. At this time the state of the building is beyond the point where repair makes sense in terms of cost and the usefulness of the existing facility. The building exterior walls and windows are poorly insulated and energy inefficient.

Due to the lack of good insulation and inefficient HVAC systems, CWU burns unnecessarily high amounts of natural gas to heat the building, which in turn emits unnecessarily high amounts of greenhouse gases into the atmosphere. In parts of the building the insulation has liquefied and seeps through openings in the walls. Energy systems are not compliant with current energy code or the Clean Buildings Act, resulting in the need for all new piping, ductwork and air-handler distribution systems. This building's life safety systems are in poor condition and there is minimal fire sprinkler protection, minimal fire notification and only manual pull stations for alarm activation. The electrical infrastructure is outdated and cannot support modern technological needs of faculty or students. The elevators regularly break down, leaving students stranded. It was made apparent that systems had outlived their life Expectancy when the whole building was out of service for nearly a month during Fall 2021 due to a failed main electrical transformer.

o Not taking action would result in continued degradation of the facility. Systems are failing as noted in question 1 and it’s only a matter of time before we have another substantial shutdown. No action would also result in continued inability to address many resource areas in the field of behavioral health and the inability to use the spaces due to the non-adaptive and outdated configuration.

3.For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?

CWU self-funded a pre-design of approximately $250k in the 2021-2023 biennium for this project.

4.Does this project or program leverage non-state funding? If yes, how much by source?

No, this project does not leverage non-state funding.

Project Number: 40000124
Project Title: Behavioral & Mental Health Building

Description

5.Provide context on how this request fits into the agency's work. Describe how this project supports the agency's strategic plan or would improve agency performance.

The new facility supports a large and growing academic program. Replacing the facility will meet all of the associated goals with our new Strategic Plan adopted in February of 2024 that will be the basis of our future Capital Masterplan. The new strategic plan is centered around our three core values of engagement, belonging, stewardship; and unifying value of student success.

This project would serve as the part of the long-term strategy to re-establish a post graduate program with community serving practicum in a facility that is 21st century conducive to the innovative engagement measures of behavioral health.

This facility would also serve as practical demonstration of “real world” partnership between the private and public sectors to serve general community needs because the mental health program could expand its offerings in the new clinic spaces. In addition, psychology students would benefit from real-world interaction with youth in the early learning center as a component of their courses, either through observation activities or by volunteering.

This building will be required to comply with Washington State's RCW 19.27A.210, Clean Building Act and would require substantial renovations to meet those goals. Those renovations will trigger larger code compliance renovations, and the projects will become very costly and inefficient.

6.How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
Psychology Department - Department administration, laboratory, testing, and classroom space

Current undergraduate enrollment totals approximately 625 students with an additional 50 graduate level students. 21 full time faculty (15 tenure-track and 6 non-tenure track faculty) support the program along with 4.4 adjunct FTE. Psychology continues to experience stable enrollment and forecasts the need for additional faculty throughout the next ten years as the department has added new offerings for students including a new behavioral health bachelors of science degree and a relaunched mental health counseling master's of science degree.
Community Mental Health Counseling Center
This project would allow for reconfiguration of this program's current spaces to allow for more efficiency than are allowed with the current configuration constraints. The available spaces are not easily adapted to the center's needs in the existing facility. To be successful, a variety of spaces are needed for group therapy and additional counseling rooms.

Childcare Facilities – Daycare and Early Childhood Learning Center.
The Early Childhood Learning Center (ECLC) on the campus of Central Washington University serves 75-100 families comprised of students, faculty, and staff. Existing space does not meet the extremely high demand for quality childcare. Consistently the ECLC has a wait list, depending on age group, of between 15 to 30 parents, many of whom get on the wait list when they begin to plan for children. This is just the need that university is aware of. The lack of quality childcare is particularly difficult for parents with infants and toddlers as most centers in the Ellensburg community do not provide services for these age groups and it is the highest demand among students. Increased capacity to provide quality childcare services is essential for Central Washington University to continue to thrive and grow.

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

Description

As mentioned previously, the current Psychology building has challenges with its various aging systems. In many cases, aging materials within the building are also leading to concerns of employee safety as cracks are appearing on the walls, floor tiles are beginning to lift from the floor, and leaking roofs remain unaddressed. Concerns of health hazards from visible changes such as degradation of the structure of the walls, as well as potential asbestos exposure and inhalants from the insulation have been shared.

Classroom sizes seem small for their occupancy due to the low ceilings and limited number of windows. In addition, the lack of efficient heating and cooling means that classroom temperatures fluctuate and can feel overly cold or overly hot. Students who regularly use smaller classrooms are often told to bring jackets into the classrooms to stay warm.

The design of the building also leads to challenges due to a lack of student-oriented spaces. There is no primary entry or reception area in the building. Instead, when students enter the building on the first floor, they enter facing either the restrooms, the stairs, or the elevators. There are no substantial areas to congregate and so student seating is limited to seats in the hallways or a few tables with seating on the fourth floor. This, along with the Brutalist architecture popular at the time that incorporated a heavy use of concrete, leads to perceptions of an unwelcoming outdated space that is not conducive to learning.

8.For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?
Replacement of Farrell Hall Site (Preferred Option)-

The preferred option is a replacement building on the existing Farrell Hall Site. This alternative represents the best long-term value for the University as shown in the LCCA analysis and most closely aligns with the University’s goals and values. This solution was developed in a collaborative process with university administration, faculty, and facilities staff. The 53,000 square foot building is located to best capture the relationships between the psychology department’s service to the broader Ellensburg community. The site has better connection and efficiency in relationship to existing campus utilities and future expected sustainable utility development. The location adjacent to the town canal also provides a landscaped buffer to vehicle traffic and other campus amenities creating the opportunity for quieter connections to nature for counseling spaces. All of these aspects best serve the three major areas of program need for this project: community focused mental health services, academic and intervention services and early childhood education, and the department of psychology and associated research.

Replacement of Existing Psychology Building Site
This option was rejected because it did not meet the primary goal of centering student access to academic programs within the campus core. Developing this replacement north of Dean Nicholson Blvd places numerous constraints include the requirement to alter operations within the facility by temporarily displacing several key spaces across campus causing wayfinding confusion. This level of disruption could lead to lower rates of student retention and our ability to address community service needs to our underrepresented community.

Renovation and Addition of the Existing Psychology Building

This option explored the actions required to modernize the existing building and provide additional square footage to capture the programmatic needs of this project. In addition to the above-mentioned site utility costs, the building abatement, structural upgrades, and energy improvements represent extremely costly, highly invasive changes to the building. Even with these upgrades it will still not be possible to entirely meet the goals of current energy codes with the existing structure. In addition, the inefficiency of the existing building plan and structural grid requires constructing a larger addition pushing the overall gross

Project Number: 40000124
Project Title: Behavioral & Mental Health Building

Description

square footage of this option higher than all other options. Changes to pedagogy and research goals drive a drastically different need particularly when it comes to space size. The rigid nature of the existing building limits what is possible within the existing walls and contributes to the overall greater need for space in this option. The City of Ellensburg building department prohibits the occupation of a facility that is under construction even when phased. They deem that there are too many potential life and safety concerns based on recent projects completed in the community.

9.For major construction projects, what project delivery method has been or will be selected and why?

The pre-design of this project was based on the assumption of delivering this project as design-bid-build. This delivery method has been successfully for CWU as it mitigates risk by ensuring 100% complete construction documents before bidding and allowing the project to be bid as Public Works.

10.If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following
This is not applicable to this project.

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Program Improvement - Unidentified

Growth Management impacts
Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

New Facility: Yes
How does this fit in master plan
Behavioral Health is part of CWU's masterplan for longterm term development to re-establish a post graduate program with community serving practicum in a facility that is a 21st century conducive to the innovative engagement measures of behavioral health.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	65,885,000				6,244,000
	Total	**65,885,000**	**0**	**0**	**0**	**6,244,000**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	59,641,000			

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:33AM

Project Number: **40000124**
Project Title: **Behavioral & Mental Health Building**

Funding

Total	**59,641,000**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign	07/01/2027	01/01/2028
Design	2/1/2028	10/1/2028
Construction	11/1/2028	6/1/2030

	Total
Gross Square Feet:	53,369
Usable Square Feet:	37,360
Efficiency:	70.0%
Escalated MACC Cost per Sq. Ft.:	888
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	6.36%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		311,169	0.5%
Construction Documents		2,108,358	3.2%
Extra Services		123,178	0.2%
Other Services		3,399,524	5.2%
Design Services Contingency		302,093	0.5%
Consultant Services Total		**6,244,320**	**9.5%**
Maximum Allowable Construction Cost(MACC)	**47,403,322**		
Site work		3,465,871	5.3%
Related Project Costs		0	0.0%
Facility Construction		43,937,451	66.7%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		2,374,428	3.6%
Non Taxable Items		0	0.0%
Sales Tax		4,280,887	6.5%
Construction Contracts Total		**54,058,637**	**82.1%**

Equipment

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:33AM

Project Number: 40000124
Project Title: Behavioral & Mental Health Building

Cost Summary

	Escalated Cost	% of Project
Equipment		
Equipment	2,456,171	3.7%
Non Taxable Items	0	0.0%
Sales Tax	211,231	0.3%
Equipment Total	**2,667,401**	**4.1%**
Art Work Total	**327,789**	**0.5%**
Other Costs Total	**442,935**	**0.7%**
Project Management Total	**2,144,510**	**3.3%**
Grand Total Escalated Costs	**65,885,592**	
Rounded Grand Total Escalated Costs	**65,886,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	1.5	1.5	1.5	1.5	1.5
057-1	State Bldg Constr-State	1,192,167	501,935	511,985	522,327	532,970
	Total	**1,192,167**	**501,935**	**511,985**	**522,327**	**532,970**

Narrative

Operating impacts are only estimates and more accurate data will get generated at the completion of the design phase.

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000124	40000124
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

State of Washington
AGENCY / INSTITUTION PROJECT COST SUMMARY
Updated June 2026

Agency	Central Washington University
Project Name	Behavioral and Mental Health Building
OFM Project Number	40000124

Contact Information

Name	Steve Dupont
Phone Number	509-201-0528
Email	Steve.Dupont@cwu.edu

Statistics

Gross Square Feet	53,369 SF	MACC per Gross Square Foot	$833
Usable Square Feet	37,360 SF	Escalated MACC per Gross Square Foot	$888
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	6.78%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Ellensburg
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	July-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule

Predesign Start	July-27	Predesign End	January-28
Design Start	February-28	Design End	October-28
Construction Start	November-28	Construction End	June-30
Construction Duration	19 Months		

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Project Cost Summary

Total Project	$61,975,164	Total Project Escalated	$65,885,592
		Rounded Escalated Total	$65,886,000

Amount funded in Prior Biennia	$0
Amount in current Biennium	**$6,244,000**
Next Biennium	$59,641,000
Out Years	$0

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$2,381	
	Construction	$0	
	Art	$12	
	Agency PM	$90	
	Total	$2,483	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$300,000		
Design Phase Services	$2,184,381		
Extra Services	$2,256,200		
Other Services	$981,389		
Design Services Contingency	$286,098		
Consultant Services Subtotal	**$6,008,068**	**Consultant Services Subtotal Escalated**	**$6,244,324**

Construction			
Maximum Allowable Construction Cost (MACC)	$44,469,306	Maximum Allowable Construction Cost (MACC) Escalated	$47,403,307
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$2,223,465		$2,374,439
Non-Taxable Items	$0		$0
Sales Tax	$4,015,578	Sales Tax Escalated	$4,280,886
Construction Subtotal	**$50,708,350**	**Construction Subtotal Escalated**	**$54,058,632**

Equipment			
Equipment	$2,300,000		
Sales Tax	$197,800		
Non-Taxable Items	$0		
Equipment Subtotal	**$2,497,800**	**Equipment Subtotal Escalated**	**$2,667,401**

Artwork			
Artwork Subtotal	**$327,789**	**Artwork Subtotal Escalated**	**$327,789**

Agency Project Administration			
Agency Project Administration Subtotal	$2,008,157		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$2,008,157**	**Project Administration Subtotal Escalated**	**$2,144,511**

Other Costs

Other Costs Subtotal	**$425,000**	**Other Costs Subtotal Escalated**	**$442,935**

Project Cost Estimate

Total Project	**$61,975,164**	Total Project Escalated	**$65,885,592**
		Rounded Escalated Total	**$65,886,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$6,244,324		$6,244,324		**$0**
Construction					
Construction Subtotal	$54,058,632			$54,058,632	**$0**
Equipment					
Equipment Subtotal	$2,667,401			$2,667,401	**$0**
Artwork					
Artwork Subtotal	$327,789			$327,789	**$0**
Agency Project Administration					
Project Administration Subtotal	$2,144,511			$2,144,511	**$0**
Other Costs					
Other Costs Subtotal	$442,935			$442,935	**$0**

Project Cost Estimate

	Project Cost (Escalated)	Funded in Prior Biennia	2027-29	2029-31	Out Years
Total Project	**$65,885,592**	**$0**	**$6,244,324**	**$59,641,268**	**$0**
	$65,886,000	**$0**	**$6,244,000**	**$59,641,000**	**$0**
Percentage requested as a new appropriation			**9%**		

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

The new appropriation is for the design phase to take the documents to Construction Documents.

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

The previous biennium the pre-design was completed for the scope.

What is planned with a future appropriation?

Future appropriation will be for the construction of the new facility.

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
	$300,000			
Sub TOTAL	**$300,000**	**1.0183**	**$305,490**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$2,184,381			69% of A/E Basic Services
Sub TOTAL	**$2,184,381**	**1.0288**	**$2,247,292**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$981,389			31% of A/E Basic Services
Sub TOTAL	**$981,389**	**1.0679**	**$1,048,025**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$1,826,200	1.0288	$1,878,795	84%
Construction Phase	$430,000	1.0679	$459,197	44%
Sales tax on consultant services (where services are taxable)		1.0679	$0	
Sub TOTAL	**$2,256,200**	**1.0288**	**$2,337,992**	
5) Design Services Contingency				
Consultant Contingency	$286,098			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$286,098**	**1.0679**	**$305,525**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$6,008,068**			**$6,244,324**	
Consultant Services Cost Per SF	$113			$117	
Consultant Services % Of Const	12%			12%	

Construction Contracts					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work					
Site Prep., Devt. and Utilities	$2,125,533				
Existing Utilidoor modification	$1,200,000				
Sub TOTAL	**$3,325,533**		**1.0422**	**$3,465,871**	Escalated to Start Const.
	NA	*per Site SF*		*NA*	*per Site SF*
2) Related Project Costs					
	$0				
Sub TOTAL	**$0**		**1.0422**	**$0**	Escalated to Start Const.
	$0	*per GSF*		*$0*	*per GSF*
3) Facility Construction					
Direct Construction Cost	$41,143,773				
	$0				
Prime Cont. Field Overhead (GC/GR)			0%		
Prime Cont. Fee/Profit			0%		
Sub TOTAL	**$41,143,773**		**1.0679**	**$43,937,436**	Escalated to Mid-Const.
	$771	*per GSF*		*$823*	*per GSF*
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	**$44,469,306**			**$47,403,307**	
	$833	*per GSF*		*$888*	*per GSF*
This Section is Intentionally Left Blank					
6) Total Cost of Construction (TCC)					
TCC Sub TOTAL	**$44,469,306**			**$47,403,307**	
	$833	*per GSF*		*$888*	*per GSF*
7) Owner Construction Contingency					
Allowance for Change Orders	$2,223,465				Calculated
Other					
Sub TOTAL	**$2,223,465**		**1.0679**	**$2,374,439**	Escalated to Mid-Const.

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0679**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$4,015,578**			**$4,280,886**	
CONSTRUCTION CONTRACTS TOTAL	**$50,708,350**			**$54,058,632**	
Construction Contracts Cost Per SF	$950			$1,013	

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
Equipment					
Furnishings	$2,300,000				
Sub TOTAL	**$2,300,000**		**1.0679**	**$2,456,170**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0679**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$197,800**			**$211,231**	
EQUIPMENT TOTAL	**$2,497,800**			**$2,667,401**	

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$327,789				0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	**$327,789**		**NA**	**$327,789**	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	$2,008,157				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$2,008,157**		**1.0679**	**$2,144,511**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Traffic Mitigation/Impact Fees	$425,000				
OTHER COSTS TOTAL	**$425,000**		**1.0422**	**$442,935**	Escalated to Start Const.

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:34AM

Project Number: **40000208**
Project Title: **Preservation Facility Maintenance - One Time Reconciliation**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 3

Project Summary

Over the last couple of years, CWU has documented an increase of building systems, envelopes and components that have suffered a catastrophic failure. These failures have resulted in re-prioritization of minor works funded projects and occasionally required the solicitation of state emergency funding. CWU is concerned that the frequency of unplanned failures will continue to interrupt planned preventative maintenance projects thereby causing the increase of probability of other failures. CWU is requesting a one time reconciliation of Preventative Facility Maintenance to make a significant cut into our deferred maintenance project list.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?

The funding of this project will enable CWU to address significantly more preventative facility maintenance of projects around campus and reduce the risk of catastrophic failure. CWU intends to address multiple projects of building systems that are nearing the end of life including the replacement of roofs, electrical systems that have limited serviceable parts, window systems in which the energy efficiency is a determent to the mechanical operating system, elevators in critical need of repairs, and infrastructure systems that are aging or need to updated for future systems.

We anticipate a significant portion of the funding will be used on aging underground utilities that are nearing 50 years in age such as sewer systems, chilled water lines, steam lines, domestic water lines. We also have a series of buildings that need roof evaulation, repair or replacement.

2.Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

CWU has had to reprioritize several planned maintenance projects due to multiple systems witnessing severe catastrophic failure. This request intends to catch up on several critical needs around campus. Recent failures around campus over the last couple of years that have forced urgent repairs include:

An academic building transformer failing at the beginning quarter that forced multiple classes to be moved to other buildings.

Four roof repairs and/or replacements due to observed rain penetration causing damage to interior teaching and administration spaces.

Building chiller system failure is critical to the preservation of science laboratory experiments.

Multiple underground water systems are failing due to aging of 30 years or more resulting in a loss of water pressure and service to multiple buildings.

Multiple underground sewer systems fail due to age, tree root penetration, and deteriation resulting in building operation

Description

interruption.

Elevator system failures due to original operating systems no longer meeting the “best practices” standards of operations.

This request is a priority for CWU to limit the amount of possible emergency funding projects that may occur and significantly cut into the backlog of deferred projects on campus.

The result of not funding this project would most like result in compounding deferred maintenance needs, emergency response projects, significant interruptions of building operations and academic instruction.

3.For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?

This is a new funding request; however the series of projects planned for this funding are typical of minor works, which CWU has obtained funding for. However, the intent is to make significant progress in the completion of preventative maintenance projects.

4.Does this project or program leverage non-state funding? If yes, how much by source?

No

5.Provide context on how this request fits into the agency’s work. Describe how this project supports the agency’s strategic plan or would improve agency performance.

Stewardship is a core value of CWU that focuses on creating self-sustaining academic environments of learning. This requests is the implementation of state funds to ensure the quality and care of the campus community is free of system failures that may interfere with of the academic curriculum.

6.How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?

Many of CWU’s projects support our diverse population of students by maintaining safe and equitable access to learning communities and environments.

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Report Number: CBS002
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Project Number: **40000208**
Project Title: **Preservation Facility Maintenance - One Time Reconciliation**

Description

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

Not at this time.

8.For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?

The alternate option maintains the current status quo of planned maintenance projects being supplanted by significant emergency and system failure projects creating an expanded backlog of deferred maintenance.

9.For major construction projects, what project delivery method has been or will be selected and why?

This is below the threshold of major projects and not applicable to the question.

10.If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following:

Not applicable.

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Preservation - Unidentified

Growth Management impacts
Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	14,999,000				14,999,000

OFM

375 - Central Washington University
Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:34AM

Project Number: 40000208
Project Title: Preservation Facility Maintenance - One Time Reconciliation

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
063-1	CWU Capital Projects-State					
	Total	**14,999,000**	**0**	**0**	**0**	**14,999,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
063-1	CWU Capital Projects-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	7/1/2027	12/1/2027
Construction	7/1/2027	6/1/2029

	Total
Gross Square Feet:	1
Usable Square Feet:	1
Efficiency:	100.0%
Escalated MACC Cost per Sq. Ft.:	11,550,561
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	7.89%

Cost Summary

	Escalated Cost	% of Project
Acquisition Costs Total	**0**	**0.0%**
Consultant Services		
Pre-Schematic Design Services	0	0.0%
Construction Documents	682,824	4.6%
Extra Services	0	0.0%
Other Services	296,642	2.0%
Design Services Contingency	67,061	0.5%
Consultant Services Total	**1,046,527**	**7.0%**

Maximum Allowable Construction Cost(MACC) **11,550,561**

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:34AM

Project Number: 40000208
Project Title: Preservation Facility Maintenance - One Time Reconciliation

Cost Summary

	Escalated Cost	% of Project
Construction Contracts		
Site work	0	0.0%
Related Project Costs	0	0.0%
Facility Construction	11,550,561	77.0%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	577,528	3.9%
Non Taxable Items	0	0.0%
Sales Tax	1,043,015	7.0%
Construction Contracts Total	**13,171,104**	**87.8%**
Equipment		
Equipment	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%
Equipment Total	**0**	**0.0%**
Art Work Total	**0**	**0.0%**
Other Costs Total	**72,000**	**0.5%**
Project Management Total	**709,715**	**4.7%**
Grand Total Escalated Costs	**14,999,346**	
Rounded Grand Total Escalated Costs	**14,999,000**	

Operating Impacts

No Operating Impact

Narrative

The scope of the project is primarily preservation and upgrade of existing facility systems not requiring additional FTE

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000208	40000208
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

State of Washington
AGENCY / INSTITUTION PROJECT COST SUMMARY
Updated June 2026

Agency	Central Washington University
Project Name	Preventative Facility Maintenance - One Time Reconciliation
OFM Project Number	40000208

Contact Information	
Name	Steve Dupont
Phone Number	509-201-0528
Email	steve.dupont@cwu.edu

Statistics			
Gross Square Feet	1 SF	MACC per Gross Square Foot	$11,200,000
Usable Square Feet	1 SF	Escalated MACC per Gross Square Foot	$11,550,560
Total Site Area (SF)	1 SF		
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	8.35%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	July-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	July-27	Design End	December-27
Construction Start	July-27	Construction End	June-29
Construction Duration	24 Months		

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Project Cost Summary

Total Project	$14,562,592	Total Project Escalated	$14,999,346
		Rounded Escalated Total	$14,999,000

Amount funded in Prior Biennia	$0
Amount in current Biennium	**$14,999,000**
Next Biennium	$0
Out Years	$0

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$613	
	Construction	$0	
	Art	$0	
	Agency PM	$33	
	Total	$646	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$677,552		
Extra Services	$0		
Other Services	$304,408		
Design Services Contingency	$49,098		
Consultant Services Subtotal	**$1,031,058**	**Consultant Services Subtotal Escalated**	**$1,046,528**

Construction			
Maximum Allowable Construction Cost (MACC)	$11,200,000	Maximum Allowable Construction Cost (MACC) Escalated	$11,550,560
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$560,000		$577,528
Non-Taxable Items	$0		$0
Sales Tax	$1,011,360	Sales Tax Escalated	$1,043,016
Construction Subtotal	**$12,771,360**	**Construction Subtotal Escalated**	**$13,171,104**

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

Artwork			
Artwork Subtotal	**$0**	**Artwork Subtotal Escalated**	**$0**

Agency Project Administration			
Agency Project Administration Subtotal	$688,174		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$688,174**	**Project Administration Subtotal Escalated**	**$709,714**

Other Costs

Other Costs Subtotal	**$72,000**	**Other Costs Subtotal Escalated**	**$72,000**

Project Cost Estimate

Total Project	**$14,562,592**	Total Project Escalated	**$14,999,346**
		Rounded Escalated Total	**$14,999,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$1,042,124		$1,042,124		**$0**
Construction					
Construction Subtotal	$13,171,104		$13,171,104		**$0**
Equipment					
Equipment Subtotal	$0				**$0**
Artwork					
Artwork Subtotal	$0		$0		**$0**
Agency Project Administration					
Project Administration Subtotal	$709,935		$709,935		**$0**
Other Costs					
Other Costs Subtotal	$76,000		$76,000		**$0**

Project Cost Estimate

Total Project	**$14,999,163**	**$0**	**$14,999,163**	**$0**	**$0**
	$14,999,000	**$0**	**$14,999,000**	**$0**	**$0**
Percentage requested as a new appropriation			**100%**		

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

A significant upgrade of existing facilities for system preservations

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

Nothing other than normal preservation maintainence projects

What is planned with a future appropriation?

No other appropriations are planned at this time.

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
ACQUISITION TOTAL	$0		NA	$0	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Sub TOTAL	**$0**		**1.0000**	**$0**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	$677,552				69% of A/E Basic Services
Sub TOTAL	**$677,552**		**1.0000**	**$677,553**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout	$304,408				31% of A/E Basic Services
Sub TOTAL	**$304,408**		**1.0313**	**$313,936**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase			1.0000	$0	0%
Construction Phase			1.0313	$0	0%
Sales tax on consultant services (where services are taxable)			1.0313	$0	
Sub TOTAL	**$0**		**1.0000**	**$0**	
5) Design Services Contingency					
Consultant Contingency	$49,098				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$49,098**		**1.0313**	**$50,635**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,031,058**		**$1,042,124**	
Consultant Services Cost Per SF	$1,031,058		$1,042,124	
Consultant Services % Of Const	8%		8%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Start Const.
	$0 per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$11,200,000			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$11,200,000**	**1.0313**	**$11,550,560**	Escalated to Mid-Const.
	$11,200,000 per GSF		*$11,550,560 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$11,200,000**		**$11,550,560**	
	$11,200,000 per GSF		*$11,550,560 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$11,200,000**		**$11,550,560**	
	$11,200,000 per GSF		*$11,550,560 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$560,000			Calculated
Other				
Sub TOTAL	**$560,000**	**1.0313**	**$577,528**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$1,011,360**			**$1,043,016**	
CONSTRUCTION CONTRACTS TOTAL	**$12,771,360**			**$13,171,104**	
Construction Contracts Cost Per SF	$12,771,360			$13,171,104	

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
Equipment					
Furnishings					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$0**			**$0**	
EQUIPMENT TOTAL	**$0**			**$0**	

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$74,996				0.5% of total project cost for new and renewal construction
	-$74,996				
ARTWORK TOTAL	**$0**		**NA**	**$0**	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	$688,388				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$688,388**		**1.0313**	**$709,935**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
	$76,000				
OTHER COSTS TOTAL	**$76,000**		**1.0000**	**$76,000**	Escalated to Start Const.

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:35AM

Project Number: **40000211**
Project Title: **2027-2029 Minor Works Preservation & Program**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 4

Project Summary

Central Washington University depends on the utilization of Minor Works funds to steadily remove deferred maintenance backlog by strategically implementing project that extend the life of critical building envelop, systems, support systems. These projects represent preservation and programming that address critical needs such as: Life & Safety, Code compliance, energy efficiency, mechanical & electrical upgrades, clean building performance upgrades, building envelop upgrade, and general infrastructure.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?
The result of this request may include design or engineering (as required), along with the implementation of replacement systems, and or upgrades that will significantly extend the usefulness of life of its current condition. This project is intended to be completed in the biennium that funding is allocated. The series of systems that will be upgraded include:

- ADA paving and hard surface trips areas across campus
-Miscellanous lighting , and lighting control upgrades
- Upgrade Chiller plant tank pumps, tower pumps, VFDs
-Replace Victaulic fillings in failing buildings across campus
- Replace roofing at Science 1, Nicholson Pavillion, and Lind Hall
- Resurface multiple building sewer systems that have begun to fail
- Add E-stop (emergency stop) at a couple of natural gas pipes entering older buildings
- Information instracture updates throughout campus
- Implement door access and security updates throughout campus.

2.Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?
This minor work project continues the CWU strategy of reducing our overall maintenance backlog by tactfully identifying projects with highest impact on improving FCI data feedback and serving the campus community by ensuring facilities, structures are preserved and usefulness of life is extended.

3.For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?
No funding for the 2027-2029 minor works projects were appropriated previously. The suggested list of minor works projects are intended to be engineered (if neccessary) and completed in the same biennium. The load of projects is scalable based upon funding, however without funding we anticipate greater scrutiny on priority of failing system and higher potential of failure in the future. Roofing projects typically have a higher expense than most projects due to difficulty, cost of construction, and anticipated life span.

4.Does this project or program leverage non-state funding? If yes, how much by source?
No.

5.Provide context on how this request fits into the agency’s work. Describe how this project supports the agency’s

Project Number: 40000211
Project Title: 2027-2029 Minor Works Preservation & Program

Description

strategic plan or would improve agency performance.
The Minor Works project list is all part of CWU's Master planning of preservation of campus properties, and energy improvement. CWU has adopted a university energy policies that supports the education mission of the university, since the educational process is dependent upon a controlled environment which utilizes energy. It is structure to provide adequate energy policy details.

6.How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
The Minor Works project list is all part of CWU's vision to be a model learning community of access and opportunity.

As part of our mission is to build a community of access and opportunity, CWU nurtures culturally sustaining practices that expand access and success to all students. We are committed to fostering high impact practices, sustainability, and authentic community partnerships that are grounded in meaningful relationships. Without the ability to update our facilities and ensure safety, operation, and access, the university falls down on its commitments to its values.

7.Is there additional information you would like decision makers to know when evaluating this request?
Minor works funding has continued to be a critical need for CWU to addressed our deferred maintenance. This is emphasized in our supplemental project request 40000208 for Preservation Facility Maintenance – One Time Reconciliation.

8.For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?
Due to the size of the project falling under the benchmark of a major capital project, no other funding alternatives have been explored other than minor works. This project has been prioritized due to the need, or end of life expectancy of the current system.

9.For major construction projects, what project delivery method has been or will be selected and why?
Minor works consists of a series of projects that will be delivered in several delivery methods depending on the technical difficulty of the project. Projects consisting of small scopes of work that are capable by our facilities staff will be done so. Projects consisting of engineering or architectural design documents will be completed as design-bid-build. Energy saving upgrade projects may be completed as ESCO projects.

10.If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following
No, this project is not linked to the Puget Sound Action agenda.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Minor Works Preservation List

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:35AM

Project Number: 40000211
Project Title: 2027-2029 Minor Works Preservation & Program

Description

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
063	CWU Capital Projects-Unknown					
063-1	CWU Capital Projects-State	8,000,000				8,000,000
	Total	**8,000,000**	**0**	**0**	**0**	**8,000,000**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
063	CWU Capital Projects-Unknown				
063-1	CWU Capital Projects-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	7/1/2027	12/1/2027
Construction	7/1/2027	6/1/2029

	Total
Gross Square Feet:	1
Usable Square Feet:	1
Efficiency:	100.0%
Escalated MACC Cost per Sq. Ft.:	5,672,151
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	8.66%

Cost Summary

	Escalated Cost	% of Project
Acquisition Costs Total	**0**	**0.0%**
Consultant Services		
Pre-Schematic Design Services	0	0.0%
Construction Documents	345,508	4.3%

OFM

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:35AM

Project Number: 40000211
Project Title: 2027-2029 Minor Works Preservation & Program

Cost Summary

		Escalated Cost	% of Project
Consultant Services			
Extra Services		0	0.0%
Other Services		159,889	2.0%
Design Services Contingency		105,633	1.3%
Consultant Services Total		**611,029**	**7.6%**
Maximum Allowable Construction Cost(MACC)	**5,672,151**		
Site work		0	0.0%
Related Project Costs		0	0.0%
Facility Construction		5,672,151	70.9%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		283,608	3.6%
Non Taxable Items		0	0.0%
Sales Tax		512,195	6.4%
Construction Contracts Total		**6,467,953**	**80.9%**
Equipment			
Equipment		444,491	5.6%
Non Taxable Items		0	0.0%
Sales Tax		38,226	0.5%
Equipment Total		**482,716**	**6.0%**
Art Work Total		**0**	**0.0%**
Other Costs Total		**35,499**	**0.4%**
Project Management Total		**402,695**	**5.0%**
Grand Total Escalated Costs		**7,999,892**	
Rounded Grand Total Escalated Costs		**8,000,000**	

Operating Impacts

No Operating Impact

Narrative

The collection of minor works projects is primarily upgrades of existing systems that will not require additional FTE.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000211	40000211
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY
Updated June 2026

Agency	Central Washington University
Project Name	2027-2029 Minor Works Preservation & Program
OFM Project Number	40000211

Contact Information	
Name	Delano Palmer
Phone Number	509-963-2906
Email	delano.palmer@cwu.edu

Statistics			
Gross Square Feet	1 SF	MACC per Gross Square Foot	$5,500,000
Usable Square Feet	1 SF	Escalated MACC per Gross Square Foot	$5,672,150
Total Site Area (SF)	1 SF		
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	9.09%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Ellensburg
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	July-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	July-27	Design End	December-27
Construction Start	July-27	Construction End	June-29
Construction Duration	24 Months		

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Project Cost Summary

Total Project	$7,766,883	Total Project Escalated	$7,999,896
		Rounded Escalated Total	$8,000,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$8,000,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$362,214		
Extra Services	$0		
Other Services	$162,734		
Design Services Contingency	$76,247		
Consultant Services Subtotal	**$601,195**	**Consultant Services Subtotal Escalated**	**$611,031**

Construction			
Maximum Allowable Construction Cost (MACC)	$5,500,000	Maximum Allowable Construction Cost (MACC) Escalated	$5,672,150
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$275,000		$283,608
Non-Taxable Items	$0		$0
Sales Tax	$496,650	Sales Tax Escalated	$512,195
Construction Subtotal	**$6,271,650**	**Construction Subtotal Escalated**	**$6,467,953**

Equipment			
Equipment	$431,000		
Sales Tax	$37,066		
Non-Taxable Items	$0		
Equipment Subtotal	**$468,066**	**Equipment Subtotal Escalated**	**$482,718**

Artwork			
Artwork Subtotal	**$0**	**Artwork Subtotal Escalated**	**$0**

Agency Project Administration			
Agency Project Administration Subtotal	$390,472		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$390,472**	**Project Administration Subtotal Escalated**	**$402,694**

Other Costs

Other Costs Subtotal	**$35,500**	**Other Costs Subtotal Escalated**	**$35,500**

Project Cost Estimate

Total Project	**$7,766,883**	Total Project Escalated	**$7,999,896**
		Rounded Escalated Total	**$8,000,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$608,676		$608,676		**$0**
Construction					
Construction Subtotal	$6,467,953		$6,467,953		**$0**
Equipment					
Equipment Subtotal	$482,718		$482,718		**$0**
Artwork					
Artwork Subtotal	$0		$0		**$0**
Agency Project Administration					
Project Administration Subtotal	$402,839		$402,839		**$0**
Other Costs					
Other Costs Subtotal	$37,795		$37,795		**$0**

Project Cost Estimate

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Total Project	**$7,999,981**	**$0**	**$7,999,981**	**$0**	**$0**
	$8,000,000	**$0**	**$8,000,000**	**$0**	**$0**
Percentage requested as a new appropriation			**100%**		

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

Several Minor works preservation and programming projects including roofing, boiler plant upgrades, carpeting upgrades, concrete repairs

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

Minor work was used for several preservation projects including water line, sewer repairs, mechanical upgrades, and Information Service infrastructure.

What is planned with a future appropriation?

Continued preservation and programming of university facilities.

Cost Estimate Details

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$362,214			69% of A/E Basic Services
Sub TOTAL	**$362,214**	**1.0000**	**$362,214**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$162,734			31% of A/E Basic Services
Sub TOTAL	**$162,734**	**1.0313**	**$167,828**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase		1.0000	$0	0%
Construction Phase		1.0313	$0	0%
Sales tax on consultant services (where services are taxable)		1.0313	$0	
Sub TOTAL	**$0**	**1.0000**	**$0**	
5) Design Services Contingency				
Consultant Contingency	$26,247			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	$50,000			
Sub TOTAL	**$76,247**	**1.0313**	**$78,634**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$601,195**			**$608,676**	
Consultant Services Cost Per SF	$601,195			$608,676	
Consultant Services % Of Const	10%			9%	

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Start Const.
	$0	*per Site SF*	*NA*	*per Site SF*
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Start Const.
	$0	*per GSF*	*$0*	*per GSF*
3) Facility Construction				
Direct Construction Cost	$5,500,000			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$5,500,000**	**1.0313**	**$5,672,150**	Escalated to Mid-Const.
	$5,500,000	*per GSF*	*$5,672,150*	*per GSF*
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$5,500,000**		**$5,672,150**	
	$5,500,000	*per GSF*	*$5,672,150*	*per GSF*

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$5,500,000**		**$5,672,150**	
	$5,500,000	*per GSF*	*$5,672,150*	*per GSF*
7) Owner Construction Contingency				
Allowance for Change Orders	$275,000			Calculated
Other				
Sub TOTAL	**$275,000**	**1.0313**	**$283,608**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$496,650**			**$512,195**	
CONSTRUCTION CONTRACTS TOTAL	**$6,271,650**			**$6,467,953**	
Construction Contracts Cost Per SF	$6,271,650			$6,467,953	

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
Equipment					
Furnishings	$431,000				
Sub TOTAL	**$431,000**		**1.0313**	**$444,491**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$37,066**			**$38,227**	
EQUIPMENT TOTAL	**$468,066**			**$482,718**	

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$40,000				0.5% of total project cost for new and renewal construction
	-$40,000				
ARTWORK TOTAL	**$0**		**NA**	**$0**	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	$390,612				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$390,612**		**1.0313**	**$402,839**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
	$37,795				
OTHER COSTS TOTAL	**$37,795**		**1.0000**	**$37,795**	Escalated to Start Const.

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OFM

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:36AM

Project Number: **40000212**
Project Title: **Decarb Pkg - Group 2 Building Conversion & Geothermal Connection**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 5

Project Summary

This project intends to continue our “roadmap” of decarbonization by focusing on Group 2 Building conversion and geothermal connection for 4 buildings on the central core of campus. Decarbonized Building Conversions includes the retrofits of mechanical, electrical, and plumbing systems in (4) existing buildings (Black Hall, Bouillon Hall, Student Union & Stephens Whitney) for connection to the new geothermal system. This will also retire deferred maintenance in building systems. The conversion will include key aspects of meeting the campus-wide energy use target. Energy Metering – Installation of energy metering at (11) existing buildings, as the first phase in a campus-wide energy metering program. A comprehensive utility metering program will allow for greater and more accurate data collection and analysis, allowing for accurate monitoring and rapid identification of energy use anomalies. Retro-commissioning (RCx) – Implementation of RCx on (16) existing buildings, as the first phase in a campus-wide RCx program. RCx was identified as a low-cost energy efficiency measure by previous energy audits. It will improve operations and occupant comfort while identifying quick-return energy savings measures. Energy Efficiency Measures (EEM) – Implementation of EEMs in (4) existing buildings will reduce campus energy use as identified by previous energy audits.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted.

This request also includes the costs associated with converting the existing in-building MEP systems of (4) buildings so they can connect to the new geothermal system. The extent of these retrofits varies by building, depending on the existing systems, and the new systems were selected to minimize building downtime and impact to students.

This request also includes the costs associated with the first phases of retro-commissioning and energy metering programs. As shown in the cost documentation C-100, these programs will be implemented as part of this project request with the larger buildings on campus being prioritized first. Retro-commissioning is the process of evaluating existing MEP systems and identifying efficiency opportunities, especially in the system controls. A campus-wide metering strategy plan was developed in 2024 to identify existing energy metering infrastructure, gaps in the systems, and the cost of implementing full campus-wide metering for all energy sources. Both retro-commissioning and metering installation will have minimal impact on existing systems and will have low impact on students.

Energy efficiency measures have been identified via energy audits for (4) existing buildings. These measures vary in cost and level of effort but are mostly non-invasive to the learning environment. This will be the second group of buildings requesting funding for energy efficiency measure implementation; the first group was awarded funding via the 2023-2025 Supplemental Request. CWU is currently pursuing grant funding to perform energy audits of additional buildings, and eventually identify additional measures for future capital requests.

Ideally retro-commissioning, metering installation, and energy efficiency measures are implemented simultaneously in each building, along with the in-building decarbonization conversions, to optimize costs and ensure beneficial interactive effects are captured. These initiatives in combination will prepare our facilities to utilize decarbonized heating and cooling from GeoEco Plants.

The careful composition of these complementary scopes of work allows CWU to navigate the energy transition in a responsible way by conserving first, then reclaiming reusable energy at nodal plants, and then finally electrifying our utilities at the source with heat pump technology couple with geothermal assets. The enclosed estimate on the C100 reflects each component of this integrated plan.

Project Number: 40000212
Project Title: Decarb Pkg - Group 2 Building Conversion & Geothermal Connection

Description

Note that the “Decarb Pkg – Group 2 Building Conversion & Geothermal Connection” C-100 is based upon the assumption that the executions of these projects will be design-build delivery method, often utilizing an ESCO (Energy Service Company) under a DES (Department of Enterprise Services) interagency agreement to ensure guaranteed energy savings. There is opportunity that some of these scope items would qualify as Direct pay eligible.

2. Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

Conversion of the campus heating system to support a ground source heat pump will require conversion at the building level. It would be impossible to meeting the regulatory requirements associated with HB 1390 without making modifications to existing buildings. Unlike many of the new buildings that have low temperature hot water loop utilities supplying the building that is conducive for geothermal, conversion of many of the other buildings will require structural, mechanical, civil, electrical, fire protection, & controls modifications. These modifications will vary building to building depending on age of construction, existing technology space limitations, and size of building that is being served.

3. For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?

No previous appropriations have been allocated for the construction of this project. The Decarbonization plan that is basis of this request was funded as state appropriation in 2023-2025 biennium as part of House Bill 1390 – District Energy Systems for $800k. This is part of the Group 2 set of decarbonization buildings reflected on CWU's Decarbonization roadmap (enclosed). This was previously submitted as project 2025-2027 Decarbonization, but we've revised it as a scaled down version of the previous request.   The Decarbonization plan is scalable based on the amount of building conversions funded which is building specific based on the amount of retrofit, versus length of piping to connect to the geothermal system. However, the current roadmap with building group and GEP addition is based on meeting legislative compliance deadlines with CBPS (Clean Building Performance Standard) & HB 1390 Decarbonization.

4. Does this project or program leverage non-state funding? If yes, how much by source?

No, however CWU is aggressively seeking funding for improving energy efficiency and sustainability through federal appropriations, government and private grants, as well as philanthropic fundraising.

5. Provide context on how this request fits into the agency’s work. Describe how this project supports the agency’s strategic plan or would improve agency performance.

This project supports the CWU’s newly adopted Strategic Plan (cwu-vision-mission-values-strat-plan-bot-approved.pdf) by reducing deferred maintenance and proactively solving a problem before a critical failure occurs; doing so protects the integrity of operations and avoids repair costs. The Decarbonization Plan is developed with input from the campus master plan and upcoming capital requests for new construction, demolition, and major renovation. It provides a roadmap for replacing existing fossil fuel-based equipment with decarbonized equipment, to ensure CWU is responsibly using state funding to reach the goals of the state and institution. This project supports every aspect of CWU’s Strategic Plan by emphasizing student success, engagement, belonging and stewardship. It uses sustainable physical facilities to illustrate and educate the importance of

Project Number: **40000212**
Project Title: **Decarb Pkg - Group 2 Building Conversion & Geothermal Connection**

Description

environmentally concise designs and operations.

6. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?

CWU is one of the most diverse public four-year universities in Washington. Along with increasing the number of students of color, CWU has expanded strategies for keeping students enrolled and on-track to graduate. This project enhances their academic pursuits by providing the classrooms, labs, and collaboration spaces all-electric heating and cooling energy generated by geothermal systems. Additionally, this new building will provide all CWU students the opportunity to access and learn about these systems, further enhancing their understanding of the importance and the implementation of carbon footprint reducing technologies.

Through the combination of retro-commissioning and building conversions, building occupants will experience better operating HVAC systems, including more consistent and comfortable conditioning as well as better indoor air quality. Additionally, CWU facilities personnel will be able to further transition from a reactive maintenance program to a fully preventative and even predictive maintenance program.

Fully built-out utility metering systems will allow for building and energy managers to more accurately track their use and expenditure and identify changes over time.

Ellensburg Washington is designated as an overburden community, and the implantation of this project would result in cleaner are for the student body and surrounding community as the City of Ellensburg largest energy user.

These strategies also align with CWU’s Climate Commitment Act in ensuring carbon footprint reduction.

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

Transitioning legacy systems away from natural gas is a lengthy and costly process. CWU is taking a holistic approach to ensure that buildings and systems are adequately prepared to be integrated with the decarbonized utilities of our future. Additionally, this work will allow us to better track, report, and act on utility data. This comprehensive approach will streamline the integration and reduce the lifecycle cost of this energy transition.

Upon completion of this project, (4) additional existing buildings will be converted to geothermal as a primary source of heating and cooling and another (2) will be converted to remove natural gas from their domestic hot water systems. The environmental impacts associated with this conversion along with GEP 2 and the infrastructure upgrades would almost be immediate and would result in over 1,000,000 square feet of campus buildings utilizing ground source for space heating and cooling by the end of the 2027-2029 biennium.

Implementation of the requested projects would result in an annual carbon reduction of ~4,200 tons/year, which is a 19% reduction of total emissions.

Project Number: 40000212
Project Title: Decarb Pkg - Group 2 Building Conversion & Geothermal Connection

Description

Without this project, CWU would potentially not be able to meet the long-term requirements of HB 1390**.** In addition, we would continue to fully use our fossil fuel-fired boilers, which emit 14,000 Tons of carbon per year and account for 65% of our annual carbon emissions. The existing boiler plant is well-maintained, but the equipment is old and approaching end-of-life. If this project is not funded, we will need to invest additional money into our aging fossil fuel-based systems to ensure campus resiliency and efficiency are maintained.

8. **For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen.**

A decarbonization analysis was performed to determine the best system configuration for decarbonized heating and cooling those balances first cost, utility cost, maintenance costs, carbon cost effectiveness, resiliency, teaching/curriculum opportunity, and impact on the utility. Various central plant technologies were compared such as low-temperature, high-temperature, and dual-stage heat pump equipment, 2-pipe vs 4-pipe loops, and centralized, decentralized, or nodal organization of plants. The analysis suggested a low-temperature heat pump plant with heating and cooling distributed by 4-pipe loops and arranged in a nodal configuration was the best choice to integrate with our existing systems.

As compared to moving ahead with decarbonization of buildings in their current condition, the combination of retro-commissioning, building conversions, and utility metering will better prepare our buildings to smoothly transition the heating and cooling utilities.

A detailed engineering study by McKinstry is enclosed as a supplement document illustrating the full campus evaluation, potential energy solutions, and benefit cost analysis associated with 4-pipe nodal system that was selected.

In addition to this proposed electrified system, CWU has developed a campus solar electric renewable plan. Pending funding for installation, large-scale solar systems would pair well with the proposed electrified geothermal system as it would provide resiliency and would reduce load on the electric utility.

9. **For major construction projects, what project delivery method has been or will be selected and why?**

CWU is exploring doing this project as an either a design-bid-build or most likely as a design-build via an Energy Service Contract (ESCO) administered by DES. The ESCO option provides guaranteed energy performance via a required 1 year of measurement and verification to ensure compliance and accuracy of installation, quality and reporting. CWU has also used ESCO on several energy efficiency grant funded projects.

10. **If the project is linked to the Puget Sound Action Agenda and/or the Governor’s Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following: For Puget Sound Action Agenda:**

This project is not linked to the Puget Sound Action Agenda.

OFM

375 - Central Washington University
Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:36AM

Project Number: 40000212
Project Title: Decarb Pkg - Group 2 Building Conversion & Geothermal Connection

Description

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Major Projects-Infrastr Replacemnt

Growth Management impacts
Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
26C-1	Climate Commit Accou-State	49,707,000				49,707,000
	Total	**49,707,000**	**0**	**0**	**0**	**49,707,000**

		Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	7/1/2027	3/1/2028
Construction	5/1/2028	6/1/2029

	Total
Gross Square Feet:	1
Usable Square Feet:	1
Efficiency:	100.0%
Escalated MACC Cost per Sq. Ft.:	36,503,036
Construction Type:	Heating and Power Plants
Is this a remodel?	No
A/E Fee Class:	A
A/E Fee Percentage:	7.67%

Cost Summary

	Escalated Cost	% of Project

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
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Project Number: 40000212
Project Title: Decarb Pkg - Group 2 Building Conversion & Geothermal Connection

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		911,965	1.8%
Extra Services		0	0.0%
Other Services		1,091,808	2.2%
Design Services Contingency		635,902	1.3%
Consultant Services Total		**5,515,640**	**11.1%**
Maximum Allowable Construction Cost(MACC)	**36,503,036**		
Site work		328,359	0.7%
Related Project Costs		0	0.0%
Facility Construction		36,174,677	72.8%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		1,825,428	3.7%
Non Taxable Items		0	0.0%
Sales Tax		3,296,248	6.6%
Construction Contracts Total		**41,624,710**	**83.7%**
Equipment			
Equipment		0	0.0%
Non Taxable Items		0	0.0%
Sales Tax		0	0.0%
Equipment Total		**0**	**0.0%**
Art Work Total		**0**	**0.0%**
Other Costs Total		**253,643**	**0.5%**
Project Management Total		**2,313,205**	**4.7%**
Grand Total Escalated Costs		**49,707,198**	
Rounded Grand Total Escalated Costs		**49,707,000**	

Operating Impacts

No Operating Impact

Project Number: **40000212**
Project Title: **Decarb Pkg - Group 2 Building Conversion & Geothermal Connection**

Operating Impacts

Narrative

This project updates and expands geothermal system and efficient mechanical room operation, but is not expected to add FTE as part of its operation.

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000212	40000212
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON

AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2026

Agency	Central Washington University
Project Name	Decarb Pkg- Group 2 Building Conversion & Geothermal Connection
OFM Project Number	40000212

Contact Information	
Name	Steve Dupont
Phone Number	509-201-0528
Email	steve.dupont@cwu.edu

Statistics			
Gross Square Feet	1 SF	MACC per Gross Square Foot	$34,990,000
Usable Square Feet	1 SF	Escalated MACC per Gross Square Foot	$36,503,030
Total Site Area (SF)	1sf		
Alt Gross Unit of Measure	NA		
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Heating and power plant	A/E Fee Percentage	11.23%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Ellensburg
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	July-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	July-27	Design End	March-28
Construction Start	May-28	Construction End	June-29
Construction Duration	13 Months		

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Project Cost Summary

Total Project	$47,766,424	Total Project Escalated	$49,707,204
		Rounded Escalated Total	$49,707,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$49,707,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$2,846,834		
Extra Services	$1,020,000		
Other Services	$1,279,012		
Design Services Contingency	$257,292		
Consultant Services Subtotal	**$5,403,138**	**Consultant Services Subtotal Escalated**	**$5,515,640**

Construction			
Maximum Allowable Construction Cost (MACC)	$34,990,000	Maximum Allowable Construction Cost (MACC) Escalated	$36,503,030
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$1,749,500		$1,825,429
Non-Taxable Items	$0		$0
Sales Tax	$3,159,597	Sales Tax Escalated	$3,296,247
Construction Subtotal	**$39,899,097**	**Construction Subtotal Escalated**	**$41,624,706**

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

Artwork			
Artwork Subtotal	**$0**	**Artwork Subtotal Escalated**	**$0**

Agency Project Administration			
Agency Project Administration Subtotal	$2,216,989		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$2,216,989**	**Project Administration Subtotal Escalated**	**$2,313,206**

Other Costs

Other Costs Subtotal	**$247,200**	**Other Costs Subtotal Escalated**	**$253,652**

Project Cost Estimate

Total Project	**$47,766,424**	Total Project Escalated	**$49,707,204**
		Rounded Escalated Total	**$49,707,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$5,515,640		$5,515,640		**$0**
Construction					
Construction Subtotal	$41,624,706		$41,624,706		**$0**
Equipment					
Equipment Subtotal	$0		$0		**$0**
Artwork					
Artwork Subtotal	$0		$0		**$0**
Agency Project Administration					
Project Administration Subtotal	$2,313,206		$2,313,206		**$0**
Other Costs					
Other Costs Subtotal	$253,652		$253,652		**$0**

Project Cost Estimate

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Total Project	**$49,707,204**	**$0**	**$49,707,204**	**$0**	**$0**
	$49,707,000	**$0**	**$49,707,000**	**$0**	**$0**
Percentage requested as a new appropriation			**100%**		

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

Building Conversion of SURC, Bouillon, Black Hall, Library, Stephens -Whitney and associated piping connection.

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

There was no previous appropriation.

What is planned with a future appropriation?

Next Decarbonization appropriation will be for Geo Eco 3 and further building conversions

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**	**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$2,846,834			69% of A/E Basic Services
Sub TOTAL	**$2,846,834**	**1.0104**	**$2,876,441**	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	$1,279,012			31% of A/E Basic Services
Sub TOTAL	**$1,279,012**	**1.0434**	**$1,334,522**	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	$850,000	1.0104	$858,840	30%
Construction Phase	$170,000	1.0434	$177,378	13%
Sales tax on consultant services (where services are taxable)		1.0434	$0	
Sub TOTAL	**$1,020,000**	**1.0104**	**$1,036,218**	
5) Design Services Contingency				
Consultant Contingency	$257,292			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	**$257,292**	**1.0434**	**$268,459**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$5,403,138**		**$5,515,640**	
Consultant Services Cost Per SF	$5,403,138		$5,515,640	
Consultant Services % Of Const	14%		13%	

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities				
	$320,000			
Sub TOTAL	**$320,000**	**1.0261**	**$328,352**	Escalated to Start Const.
	NA per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0261**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost	$33,920,000			
Prime Cont. Field Overhead (GC/GR)	$750,000	2%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$34,670,000**	**1.0434**	**$36,174,678**	Escalated to Mid-Const.
	$34,670,000 per GSF		*$36,174,678 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$34,990,000**		**$36,503,030**	
	$34,990,000 per GSF		*$36,503,030 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$34,990,000**		**$36,503,030**	
	$34,990,000 per GSF		*$36,503,030 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$1,749,500			Calculated
Other				
Sub TOTAL	**$1,749,500**	**1.0434**	**$1,825,429**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0434**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$3,159,597**			**$3,296,247**	
CONSTRUCTION CONTRACTS TOTAL	**$39,899,097**			**$41,624,706**	
Construction Contracts Cost Per SF	$39,899,097			$41,624,706	

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
Equipment					
Furnishings					
Sub TOTAL	**$0**		**1.0434**	**$0**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0434**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$0**			**$0**	
EQUIPMENT TOTAL	**$0**			**$0**	

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$248,536				0.5% of total project cost for new and renewal construction
	-$248,536				
ARTWORK TOTAL	**$0**		**NA**	**$0**	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	$2,216,989				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$2,216,989**		**1.0434**	**$2,313,206**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Permitting	$247,200				
OTHER COSTS TOTAL	**$247,200**		**1.0261**	**$253,652**	Escalated to Start Const.

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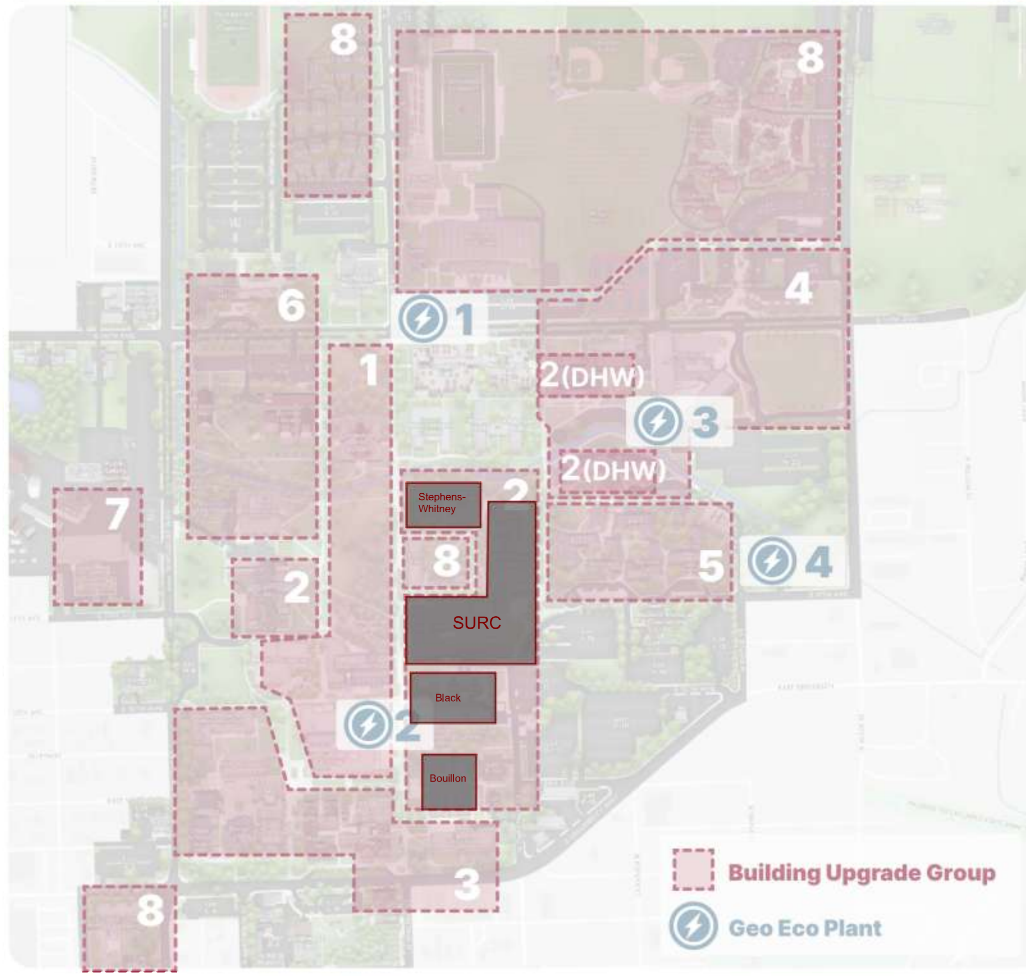
Roadmap | Phasing

Roadmap Phasing

The implementation strategy is shown below and is based on discussions with CWU facilities and capital planning.

Details	Buildings Included		Approx Year
Geo Eco Node 1 GEP-1 has already been designed and will begin construction in late 2024.			2025
Group 1 North Academic Complex (NAC) + connection to existing low temperature hot water (LTHW) buildings.	• Discovery Hall • Health Science Building • Samuelson Building • North Academic Complex		2025-2027
Geo Eco Node 2			2025-2027
Group 2 Includes buildings for which detailed scoping was performed. These buildings were prioritized based on their high baseline steam usage and potential for carbon reductions.	• Black Hall • Bouillon Hall • Science Building	• Stephens-Whitney Hall • Student Union & Recreation Center • Barto (DHW) • Hogue (DHW)	2025-2027
Group 3 Includes buildings in the Barge Courtyard. These buildings are prioritized for having near end-of-life equipment that will need to be replaced.	• Barge Hall • Hebeler Hall • Kamola Hall • Lind Hall • Mcconnell Hall	• Mitchell Hall • Munson Retreat Center • Shaw-Smyser Hall • Sue Lombard Hall • Tunstall Commons	2027-2029
Geo Eco Node 3			2031-2033
Group 4	• Barto Hall • Hogue Hall • Mcintyre Music Building • Wendell Hill Hall Building A • Wendell Hill Hall Building B		2031-2033
Group 5 Conversions for the group of residence halls known as the "Bassetti's"	• Beck Hall • Davies Hall • Hitchcock Hall	• Meisner Hall • Quigley Hall • Sparks Hall	2035-2037
Group 6 Upgrades to the northeast portion of campus.	• Brooks Library • Dean Hall • Dugmore Hall		2035-2037
Geo Eco Node 4			2037-2039
Group 7 Upgrades at miscellaneous buildings	• Jongeward (+Shop and Office) • Jongeward Warehouse		2037-2039
Group 8 Final phase of upgrades. These buildings currently have one or more major mechanical components that have recently been upgraded, systems that are far from reaching end of their useful life, or systems that will be evaluated for in-building heating/cooling solution during the course of implementation (e.g. variable refrigerant flow).	• Alford-Montgomery Hall • Aquatic Center • Brooklane Daycare • Carmody-Munro Hall • Getz-Short Boilers • Green Hall • Health Center • Health Education Center	• Heating & Cooling Plant • Kennedy Hall • North Hall • Student Village Boilers • Wahle Apartments Boilers • Wilson Hall	2040



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375 - Central Washington University
Capital Project Request

2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:37AM

Project Number: **40000209**
Project Title: **Barge Hall Seismic Retrofit**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 6

Project Summary

Central Washington University (CWU) is seeking funding to support the structural evaluation and necessary modifications of its unreinforced masonry and concrete masonry unit (CMU) block buildings that are over 50 years old. These buildings, integral to the campus infrastructure, require urgent attention to ensure safety, functionality, and preservation of historical value. The importance of this project is demonstrated in the fact that it is listed in the 2024 Kittitas County multi-jurisdictional Hazard Mitigation plan. This funding is crucial not only for the university but also for the broader community of Ellensburg, Washington, where CWU stands as the largest employer and a central pillar of the local economy.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?

The estimated cost for the structural evaluation and modifications of the CMU block buildings is substantial. A comprehensive budget includes expenses for structural assessments, design and engineering services, construction materials, labor, and project management. Additionally, contingency funds are necessary to address any unforeseen issues that may arise during the renovation process. The full building renovations are estimated to be $9,105,117 to $10M however this project is projected to be phased and below is a ROM for the Phase 1 portion of this project.
The funding of this project is anticipated to suffice as the federal 25% cost share associated with this type of project.

2.Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

The primary concern driving this funding request is safety. Aging CMU block buildings are susceptible to structural failures, especially in regions prone to seismic activity like Ellensburg. In 2012-2013 The Washington State Military Department conducted an earthquake hazard scenario study that impacted the Cle Elum seismic zone in southern Kittitas and northern Yakima counties. The resulted illustrated a disproportion impact to the Ellensburg area with an emphasis on the greatest life safety risk associated with unreinforced masonry and CWU block buildings. Modern building codes have evolved significantly since these structures were erected, and many of the older buildings do not meet current safety standards. Seismic retrofitting and other structural modifications are essential to ensure these buildings can withstand potential earthquakes and other natural disasters.

Functional Improvements

Beyond safety, there is a pressing need to enhance the functionality of these buildings. Over the past 50 years, the demands placed on educational facilities have changed dramatically. Modern classrooms require advanced technological infrastructure, improved accessibility features, and flexible spaces that can adapt to various teaching methods. Upgrading unreinforced masonry & CMU block buildings will enable CWU to provide a more conducive learning environment, better supporting the needs of today's students and faculty.

Building code changes over the life of CWU have revealed several opportunities for improvement related to vertical and lateral (wind & seismic) design. Since many key seismic code criteria surrounding anchorage of masonry and concrete walls and their connection to roof, and flooring framing assemblies began in the 1970s; several buildings pre-dated these critical details for collapse prevention. CMU blocks, also known as concrete masonry units, are large rectangular blocks used in construction.

Project Number: **40000209**
Project Title: **Barge Hall Seismic Retrofit**

Description

They are made from cast concrete, typically a mixture of Portland cement and aggregate. CMU blocks were widely used in the mid-20th century due to their durability, fire resistance, and cost-effectiveness. These buildings have served CWU well over the decades, housing classrooms, offices, and other essential facilities.

Current Condition
However, the passage of time has taken its toll on these structures. Many of the unreinforced and CMU block buildings on CWU's campus are showing signs of aging, including cracks, water damage, and general wear and tear. These issues not only compromise the aesthetic appeal of the campus but also pose significant safety risks. Without proper evaluation and modifications, these buildings could become hazardous, potentially endangering students, faculty, and staff. PCSA engineers determined that “without vertical steel reinforcing, masonry walls are susceptible to significant damage and possible collapse under moderate to severe seismic loading conditions. Buildings constructed before the mid 1960’s and before commonly contained little to no vertical reinforcing.”

Under the classification that unreinforced masonry buildings carry the most risk associated with partial or complete collapse, the following is a list of buildings that fit the profile containing the highest risk:
High Hazard Unreinforced buildings
· **Barge Hall constructed in 1893 – Suggested for this project**
· Shaw-Smyser Hall Construction in 1925
· McConnell Hall constructed in 1936
· Hebeler Hall constructed in 1938

3.For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?

CWU’s last campus structural assessment was conducted 22 years ago in 2002 by Putnam Collins Scott Associates (PCSA). The study included several key risk assessments including the hazards associated with unreinforced masonry walls. CWU has attempted to obtain grants when available for seismic retrofit, however no other funds have been committed to this project.

4.Does this project or program leverage non-state funding? If yes, how much by source?

The intention of this project is complete the necessary “construction ready” design documents that could be used for federal funding opportunities. The funding of this project may also act as the financial match for reoccurring federal and state FEMA funded opportunities to address severe risk buildings and safety issues in the state. CWU will be seeking between $7.5M to $10M in future federal funding opportunities for this project.

5.Provide context on how this request fits into the agency’s work. Describe how this project supports the agency’s strategic plan or would improve agency performance.

Project Number: 40000209
Project Title: Barge Hall Seismic Retrofit

Description

Upgrading older buildings also presents an opportunity to improve their environmental performance. Modern construction techniques and materials can significantly enhance the energy efficiency of CMU block buildings, reducing their carbon footprint. This aligns with CWU's commitment to sustainability and environmental stewardship.

By incorporating energy-efficient systems, such as improved insulation, energy-efficient windows, and modern HVAC systems, the university can reduce its energy consumption and operational costs. These savings can be redirected to other critical areas, further enhancing the university's ability to serve its students and the community.

6.How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?

The State of Washington Department of Ecology has designated Ellensburg, Washington, as an overburdened community, facing various environmental, social and economic challenges. CWU plays a crucial role in addressing these challenges by providing educational opportunities, cultural enrichment, and community engagement. Improved campus facilities will have a positive ripple effect on the broader community.

Enhanced buildings will allow CWU to expand its programs and services, offering more resources to local residents. For example, upgraded facilities can host community events, workshops, and continuing education courses, fostering a stronger connection between the university and the community. Additionally, a safer and more attractive campus will boost the morale and well-being of students, faculty, and staff, creating a more vibrant and supportive environment for everyone.

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

This project is supported by Washington State Emergency Management Division. The BCA (Benefit Cost Calculator) for this project scored Barge Hall at 3.02 reflecting a high vulnerability and need for addressing structural changes.

8.For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?

The alternate options is to continue seeking full funding from the state capital budget for the seismic retrofit of this project. This proposed project keeps the fiscal burden to the state only a percentage of the possible funding needs.

9.For major construction projects, what project delivery method has been or will be selected and why?

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Capital Project Request

2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:37AM

Project Number: 40000209
Project Title: Barge Hall Seismic Retrofit

Description

Not applicable

10.If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following

Not applicable

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Preservation - Unidentified

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	2,500,000				2,500,000
	Total	**2,500,000**	**0**	**0**	**0**	**2,500,000**

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

Start Date	End Date

OFM

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:37AM

Project Number: **40000209**
Project Title: **Barge Hall Seismic Retrofit**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	7/1/2027	12/1/2028
Construction	7/1/2027	6/1/2029

	Total
Gross Square Feet:	1
Usable Square Feet:	1
Efficiency:	100.0%
Escalated MACC Cost per Sq. Ft.:	0
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	0.00%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		0	0.0%
Extra Services		0	0.0%
Other Services		2,141,395	85.7%
Design Services Contingency		107,070	4.3%
Consultant Services Total		**2,248,464**	**90.0%**
Maximum Allowable Construction Cost(MACC)	**0**		
Site work		0	0.0%
Related Project Costs		0	0.0%
Facility Construction		0	0.0%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		0	0.0%
Non Taxable Items		0	0.0%
Sales Tax		0	0.0%
Construction Contracts Total		**0**	**0.0%**
Equipment			
Equipment		0	0.0%
Non Taxable Items		0	0.0%
Sales Tax		0	0.0%

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:37AM

Project Number: 40000209
Project Title: Barge Hall Seismic Retrofit

Cost Summary

	Escalated Cost	% of Project
Equipment Total	0	0.0%
Art Work Total	0	0.0%
Other Costs Total	0	0.0%
Project Management Total	251,242	10.1%
Grand Total Escalated Costs	2,499,706	
Rounded Grand Total Escalated Costs	2,500,000	

Operating Impacts

No Operating Impact

Narrative

This project is envelope updates of the structural and architectural components.

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000209	40000209
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

State of Washington
AGENCY / INSTITUTION PROJECT COST SUMMARY
Updated June 2026

Agency	Central Washington University
Project Name	Barge Hall Seismic Retrofit
OFM Project Number	40000209

Contact Information

Name	Steve Dupont
Phone Number	509-201-0528
Email	steve.dupont@cwu.edu

Statistics

Gross Square Feet	1 SF	MACC per Gross Square Foot	$0
Usable Square Feet	1 SF	Escalated MACC per Gross Square Foot	$0
Total Site Area (SF)	1 SF		
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	14.08%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	July-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	July-27	Design End	December-28
Construction Start	July-27	Construction End	June-29
Construction Duration	24 Months		

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Project Cost Summary

Total Project	$2,442,316	Total Project Escalated	$2,499,707
		Rounded Escalated Total	$2,500,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$2,500,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$0		
Extra Services	$2,094,000		
Other Services	$0		
Design Services Contingency	$104,700		
Consultant Services Subtotal	**$2,198,700**	**Consultant Services Subtotal Escalated**	**$2,248,465**

Construction			
Maximum Allowable Construction Cost (MACC)	$0	Maximum Allowable Construction Cost (MACC) Escalated	$0
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$0		$0
Non-Taxable Items	$0		$0
Sales Tax	$0	Sales Tax Escalated	$0
Construction Subtotal	**$0**	**Construction Subtotal Escalated**	**$0**

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

Artwork			
Artwork Subtotal	**$0**	**Artwork Subtotal Escalated**	**$0**

Agency Project Administration			
Agency Project Administration Subtotal	$243,616		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$243,616**	**Project Administration Subtotal Escalated**	**$251,242**

Other Costs

Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate

Total Project	**$2,442,316**	Total Project Escalated	**$2,499,707**
		Rounded Escalated Total	**$2,500,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$2,244,040		$2,244,040		**$0**
Construction					
Construction Subtotal	$0		$0		**$0**
Equipment					
Equipment Subtotal	$0				**$0**
Artwork					
Artwork Subtotal	$0		$0		**$0**
Agency Project Administration					
Project Administration Subtotal	$256,041		$256,041		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**

Project Cost Estimate

Total Project	**$2,500,081**	**$0**	**$2,500,081**	**$0**	**$0**
	$2,500,000	**$0**	**$2,500,000**	**$0**	**$0**
Percentage requested as a new appropriation			**100%**		

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

Design engineering associated with structurcal and architectural update of seismic retrofit while preserving historic envelope

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

No previous work is associated with this project

What is planned with a future appropriation?

No future funding is anticipated associated with this appropriation.

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**		**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services					
Sub TOTAL	**$0**		**1.0000**	**$0**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	$0				69% of A/E Basic Services
Sub TOTAL	**$0**		**1.0000**	**$0**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout	$0				31% of A/E Basic Services
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase	$2,134,000		1.0000	$2,134,000	0%
Construction Phase			1.0313	$0	0%
Sales tax on consultant services (where services are taxable)			1.0313	$0	
Sub TOTAL	**$2,134,000**		**1.0000**	**$2,134,000**	
5) Design Services Contingency					
Consultant Contingency	$106,700				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$106,700**		**1.0313**	**$110,040**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$2,240,700**		**$2,244,040**	
Consultant Services Cost Per SF	$2,240,700		$2,244,040	
Consultant Services % Of Const	NA		NA	

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Start Const.
	$0 per Site SF		*NA per Site SF*	
2) Related Project Costs				
Sub TOTAL	**$0**	**1.0000**	**$0**	Escalated to Start Const.
	$0 per GSF		*$0 per GSF*	
3) Facility Construction				
Direct Construction Cost				
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	**$0**	**1.0313**	**$0**	Escalated to Mid-Const.
	$0 per GSF		*$0 per GSF*	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$0**		**$0**	
	$0 per GSF		*$0 per GSF*	

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6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	**$0**		**$0**	
	$0 per GSF		*$0 per GSF*	
7) Owner Construction Contingency				
Allowance for Change Orders	$0			Calculated
Other				
Sub TOTAL	**$0**	**1.0313**	**$0**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$0**			**$0**	
CONSTRUCTION CONTRACTS TOTAL	**$0**			**$0**	
Construction Contracts Cost Per SF	$0			$0	

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
Equipment					
Furnishings					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$0**			**$0**	
EQUIPMENT TOTAL	**$0**			**$0**	

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$12,500				0.5% of total project cost for new and renewal construction
	-$12,500				
ARTWORK TOTAL	**$0**		**NA**	**$0**	Not escalated

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$248,270				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$248,270**		**1.0313**	**$256,041**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0000**	**$0**	Escalated to Start Const.

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STATE OF WASHINGTON
MILITARY DEPARTMENT
Camp Murray, Washington 98430
www.mil.wa.gov

September 08, 2026

Delano Palmer, Director of Capital Planning and Projects
Central Washington University
400 E. University Way
Ellensburg, WA 98926

SUBJECT: Letter of Support for CWU's Barge Hall Seismic Retrofit Project

Dear Mr. Palmer,

On behalf of the Washington Military Department's Emergency Management Division (EMD), I am writing to express my strong support for Central Washington University's (CWU) funding application for the seismic retrofit of Barge Hall. As the State Hazard Mitigation Officer, I view this project as a critical life-safety mitigation action for both the CWU campus and its surrounding communities.

Washington is highly vulnerable to earthquake hazards, and the seismic safety of our state campuses is a top priority. Constructed in 1893, historic Barge Hall is a high-hazard unreinforced masonry building that lacks the modern structural reinforcement elements needed to withstand strong earthquake forces, so upgrading its seismic performance is essential. Doing so will help ensure the safety of students and staff while directly improving the campus' overall disaster resilience.

CWU's proposed project directly addresses this severe structural vulnerability. Furthermore, it aligns perfectly with the goals of Washington State's Enhanced Hazard Mitigation Plan as well as Kittitas County's Multi-Jurisdiction Hazard Mitigation Plan.

The Washington Emergency Management Division fully endorses CWU's commitment to building a more disaster-resilient campus and highly encourages the funding of this critical project.

Thank you for your dedication to community safety. Please let me know if you need any further assistance as your project moves forward.

Sincerely,

State Hazard Mitigation Officer
Washington Emergency Management Division

September 8, 2026

Federal Emergency Management Agency
Building Resilient Infrastructure and Communities Program

Re: Letter of Endorsement – Central Washington University, WA – BRIC, Seismic Retrofit and Resilience Enhancement of Critical Campus Infrastructure project.

To Whom it May Concern:

On behalf of the Kittitas County Emergency Management, I am pleased to provide our strong endorsement and support for Central Washington University's Seismic Retrofit and Resilience Enhancement of Critical Campus Infrastructure project submitted for funding through FEMA's Building Resilient Infrastructure and Communities (BRIC) program.

The proposed project represents an important investment in the safety, resilience, and long-term sustainability of our community. This project would help mitigate potentially catastrophic impacts of seismic activity that could cause total building collapse of the historic buildings on campus. The buildings are a central hub for both students and employees, and a seismic event could cause enormous casualties and injuries. This project would help mitigate the dangers from deadly debris from unreinforced brick buildings.

Our community continues to face significant risks from earthquakes. There a currently three known active faults all within twenty miles of Central Washington University. These hazards threaten residents, students, public services, and the ability of emergency responders to effectively protect the community. The proposed project directly addresses these vulnerabilities by implementing proactive mitigation measures designed to reduce future losses and strengthen community resilience.

We believe this project will provide substantial long-term benefits by:

- Reducing risk to life, property, and critical infrastructure;
- Improving the resilience and continuity of essential community services;
- Reducing the potential financial impacts of future disasters;
- Advancing long-term hazard mitigation and community resilience objectives.

Central Washington University's Seismic Retrofit and Resilience Enhancement of Critical Campus Infrastructure project is consistent with the goals and priorities identified in Kittitas County's Hazard

Mitigation Plan.   It represents the type of forward-looking investment that can reduce future disaster impacts while providing lasting benefits to the residents and communities we serve.

Kittitas County Emergency Management fully endorses the project and encourages FEMA to give Central Washington University's Seismic Retrofit and Resilience Enhancement of Critical Campus Infrastructure full consideration for BRIC funding. We will work hand in hand to make our community safer, better prepared and resilient.

Thank you for your consideration.

Sincerely,

Darren Higashiyama,
Chief Deputy
Kittitas County Sheriff's Office
Emergency Management Coordinator

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:38AM

Project Number: **40000210**
Project Title: **Apoyo Building Upgrade**

Description

Starting Fiscal Year: 2028
Project Class: Program Improvement (State-Owned)
Agency Priority: 7

Project Summary

Central Washington University (CWU) is seeking funding to improve locate student community services APOYO building associated with food security, basic needs, and education by upgrading its deteriorating building on the Ellensburg campus. For over 25 years APOYO (Allied People Offering Year-round Outreach) has been in partnership with CWU through the support of services and youth empowerment programs dedicated to engaging experiences, internships, and mentorships. A one of the most diverse universities in the state of Washington with a large portion of Hispanic and first generational students; the programs and offerings at the APOYO serve critical needs while providing an atmosphere of belonging.

Project Description

1. What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?
CWU proposes to construct a replacement 4,000 sqft modular buildings as a low cost replacement of the existing residential facility that is aging with many systems requiring replacement or upgrading including, sheathing, roofing, painting, mechanical, electrical and flooring.

2. Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?
The existing facility is roughly 1200 sqft and significantly undersized for the need of storage of food, clothing, and other programming needs which has prompted the use of multiple connex boxes on site in service of the building programming. In order to facilitate greater engagement and community collaboration, an expanded facility will allow the opportunity to serve more students.

3. For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?
No funding has been attributed to this project.

4. Does this project or program leverage non-state funding? If yes, how much by source?
Yes, the project has obtained roughly $100k of community and private donations to the project.

5. Provide context on how this request fits into the agency's work. Describe how this project supports the agency's strategic plan or would improve agency performance.
Provide food assistance and clothing to CWU students and CWU families;
foster collaboration between community organizations serving vulnerable populations and CWU students and faculty; create a multicultural and multilingual environment for CWU students to interact with Spanish language speakers and community members; create opportunities for students including:

Employment and job training

Community service

Class projects

Project Number: 40000210
Project Title: Apoyo Building Upgrade

Description

Internships in a range of degree programs (including nutrition, public health, education, communications, world languages, nonprofit organization management, education, law and justice, sociology, political science, and others);
graduate degree research projects; collaborative events with agency/student organizations (examples SLICE, MEChA, LSO, Wildcat Pantry, Wildcat Neighborhood Farm, and several others)
Collaboration with Kittitas County nonprofits working in areas related to their degree programs.

6. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
CWU students whose identities are celebrated and incorporated into the community service work of a recognized nonprofit organization with long-standing ties to CWU;

Kittitas and Grant county organizations/agencies serving vulnerable communities (several – including Kittitas County Public Health Department, Grant County Health District, Kittitas County Health Network, Washington Conservation Corps, City of Mattawa, City of Royal City, Wahluke School District, Washington State Department of Agriculture, managed care organizations administering health care insurance plans, other nonprofits serving Hispanic and immigrant communities).

Immigrants and refugees from Mexico, Latin America, and other places around the world (Iran, Afghanistan, Ukraine)

7. Is there additional information you would like decision makers to know when evaluating this request?
APOYO's 2025 annual report contains data and information about APOYO's food assistance work in Kittitas and Grant counties. This information outlines more detailed explanation about students working on class projects/interns/graduate students and their research.

8. For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?
N/A

9. For major construction projects, what project delivery method has been or will be selected and why?
N/A

10. If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following: For Puget Sound
No

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Major Projects-New Facilities

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:38AM

Project Number: **40000210**
Project Title: **Apoyo Building Upgrade**

Description

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	2,377,000				2,377,000
063-1	CWU Capital Projects-State					
	Total	**2,377,000**	**0**	**0**	**0**	**2,377,000**

		Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
063-1	CWU Capital Projects-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	7/1/2027	12/1/2027
Construction	7/1/2027	6/1/2029

	Total
Gross Square Feet:	4,000
Usable Square Feet:	3,800
Efficiency:	95.0%
Escalated MACC Cost per Sq. Ft.:	428
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	9.83%

Cost Summary

	Escalated Cost	% of Project
Acquisition Costs Total	**0**	**0.0%**

Consultant Services

OFM

375 - Central Washington University
Capital Project Request
2027-29 Biennium
*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:38AM

Project Number: 40000210
Project Title: Apoyo Building Upgrade

Cost Summary

		Escalated Cost	% of Project
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		0	0.0%
Extra Services		0	0.0%
Other Services		0	0.0%
Design Services Contingency		16,530	0.7%
Consultant Services Total		**190,596**	**8.0%**
Maximum Allowable Construction Cost(MACC)	**1,711,818**		
Site work		307,770	13.0%
Related Project Costs		0	0.0%
Facility Construction		1,404,048	59.1%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		86,053	3.6%
Non Taxable Items		0	0.0%
Sales Tax		154,617	6.5%
Construction Contracts Total		**1,952,488**	**82.2%**
Equipment			
Equipment		82,506	3.5%
Non Taxable Items		0	0.0%
Sales Tax		7,095	0.3%
Equipment Total		**89,600**	**3.8%**
Art Work Total		**0**	**0.0%**
Other Costs Total		**0**	**0.0%**
Project Management Total		**144,133**	**6.1%**
Grand Total Escalated Costs		**2,376,817**	
Rounded Grand Total Escalated Costs		**2,377,000**	

Operating Impacts

No Operating Impact

Narrative

The programming of this facility is self supported and no additional operating impacts are expected for this project.

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000210	40000210
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

State of Washington
AGENCY / INSTITUTION PROJECT COST SUMMARY
Updated June 2026

Agency	Central Washington University
Project Name	Apoyo Building Upgrade
OFM Project Number	40000210

Contact Information	
Name	Delano Palmer
Phone Number	509-963-2906
Email	delano.palmer@cwu.edu

Statistics			
Gross Square Feet	4,000 SF	MACC per Gross Square Foot	$417
Usable Square Feet	3,800 SF	Escalated MACC per Gross Square Foot	$428
Total Site Area (SF)	4,000 SF		
Alt Gross Unit of Measure			
Space Efficiency	95.0%	A/E Fee Class	B
Construction Type	College classroom faciliti	A/E Fee Percentage	10.20%
Remodel	No	Projected Life of Asset (Years)	30
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	Ellensburg
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
Base Month (Estimate Date)	July-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	July-27	Design End	December-27
Construction Start	July-27	Construction End	June-29
Construction Duration	24 Months		

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Project Cost Summary

Total Project	$2,319,178	Total Project Escalated	$2,377,473
		Rounded Escalated Total	$2,377,000

Amount funded in Prior Biennia	**$0**
Amount in current Biennium	**$2,377,000**
Next Biennium	**$0**
Out Years	**$0**

Procurement Approach Premium (escalated)			
Selected Procurement	DBB		
	Design Fee	$0	
	Construction	$0	
	Art	$0	
	Agency PM	$0	
	Total	$0	0.0%

Acquisition			
Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$123,399		
Extra Services	$0		
Other Services	$55,440		
Design Services Contingency	$8,942		
Consultant Services Subtotal	**$187,781**	**Consultant Services Subtotal Escalated**	**$190,599**

Construction			
Maximum Allowable Construction Cost (MACC)	$1,669,830	Maximum Allowable Construction Cost (MACC) Escalated	$1,711,767
DBB Risk Contingencies	$0		
DBB Management	$0		
Owner Construction Contingency	$83,492		$86,105
Non-Taxable Items	$0		$0
Sales Tax	$150,786	Sales Tax Escalated	$154,617
Construction Subtotal	**$1,904,107**	**Construction Subtotal Escalated**	**$1,952,489**

Equipment			
Equipment	$80,000		
Sales Tax	$6,880		
Non-Taxable Items	$0		
Equipment Subtotal	**$86,880**	**Equipment Subtotal Escalated**	**$89,600**

Artwork			
Artwork Subtotal	**$651**	**Artwork Subtotal Escalated**	**$651**

Agency Project Administration			
Agency Project Administration Subtotal	$139,759		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$139,759**	**Project Administration Subtotal Escalated**	**$144,134**

Other Costs

Other Costs Subtotal	**$0**	**Other Costs Subtotal Escalated**	**$0**

Project Cost Estimate			
Total Project	**$2,319,178**	Total Project Escalated	**$2,377,473**
		Rounded Escalated Total	**$2,377,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium 2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	$0		$0		**$0**
Consultant Services					
Consultant Services Subtotal	$189,797		$189,797		**$0**
Construction					
Construction Subtotal	$1,952,489		$1,952,489		**$0**
Equipment					
Equipment Subtotal	$89,600		$89,600		**$0**
Artwork					
Artwork Subtotal	$647		$647		**$0**
Agency Project Administration					
Project Administration Subtotal	$144,134		$144,134		**$0**
Other Costs					
Other Costs Subtotal	$0		$0		**$0**

Project Cost Estimate

Total Project	**$2,376,667**	**$0**	**$2,376,667**	**$0**	**$0**
	$2,377,000	**$0**	**$2,377,000**	**$0**	**$0**

Percentage requested as a new appropriation **100%**

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

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

What is planned with a future appropriation?

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
ACQUISITION TOTAL	**$0**		**NA**	**$0**	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount					

Consultant Services					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services					
Sub TOTAL	**$0**		**1.0000**	**$0**	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	$123,399				69% of A/E Basic Services
Sub TOTAL	**$123,399**		**1.0000**	**$123,399**	Escalated to Mid-Design
3) Construction Phase Services					
Bid/Construction/Closeout	$55,440				31% of A/E Basic Services
Sub TOTAL	**$55,440**		**1.0313**	**$57,176**	Escalated to Mid-Const.
4) Additional Consultant Services					
Design Phase			1.0000	$0	0%
Construction Phase			1.0313	$0	0%
Sales tax on consultant services (where services are taxable)			1.0313	$0	
Sub TOTAL	**$0**		**1.0000**	**$0**	
5) Design Services Contingency					
Consultant Contingency	$8,942				Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency					
Sub TOTAL	**$8,942**		**1.0313**	**$9,222**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$187,781**			**$189,797**	
Consultant Services Cost Per SF	$47			$47	
Consultant Services % Of Const	10%			10%	

Construction Contracts					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work					
Site Prep., Devt. and Utilities					
	$300,000				
Sub TOTAL	**$300,000**		**1.0000**	**$300,000**	Escalated to Start Const.
	$75	*per Site SF*		*NA*	*per Site SF*
2) Related Project Costs					
Permitting	$30,000				
Sub TOTAL	**$30,000**		**1.0000**	**$30,000**	Escalated to Start Const.
	$8	*per GSF*		*$8*	*per GSF*
3) Facility Construction					
Direct Construction Cost					
	$1,339,830				
Prime Cont. Field Overhead (GC/GR)			0%		
Prime Cont. Fee/Profit			0%		
Sub TOTAL	**$1,339,830**		**1.0313**	**$1,381,767**	Escalated to Mid-Const.
	$335	*per GSF*		*$345*	*per GSF*
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	**$1,669,830**			**$1,711,767**	
	$417	*per GSF*		*$428*	*per GSF*

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6) Total Cost of Construction (TCC)					
TCC Sub TOTAL	**$1,669,830**			**$1,711,767**	
	$417	*per GSF*		*$428*	*per GSF*
7) Owner Construction Contingency					
Allowance for Change Orders	$83,492				Calculated
Other					
Sub TOTAL	**$83,492**		**1.0313**	**$86,105**	Escalated to Mid-Const.

8) Non-Taxable Items					
Other					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
9) Sales Tax					
Sub TOTAL	**$150,786**			**$154,617**	
CONSTRUCTION CONTRACTS TOTAL	**$1,904,107**			**$1,952,489**	
Construction Contracts Cost Per SF	$476			$488	

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
Equipment					
Furnishings	$80,000				
Sub TOTAL	**$80,000**		**1.0313**	**$82,504**	Escalated to Mid-Const.
2) Non Taxable Items					
Sub TOTAL	**$0**		**1.0313**	**$0**	Escalated to Mid-Const.
3) Sales Tax					
Sub TOTAL	**$6,880**			**$7,096**	
EQUIPMENT TOTAL	**$86,880**			**$89,600**	

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$11,880				0.5% of total project cost for new and renewal construction
	-$11,233				
ARTWORK TOTAL	**$647**		**NA**	**$647**	Not escalated

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	$139,759				Calculated
Additional Services					

Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$139,759**		**1.0313**	**$144,134**	Escalated to Mid-Const.

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
OTHER COSTS TOTAL	**$0**		**1.0000**	**$0**	Escalated to Start Const.

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2027 – 2029
RE-APPROPRIATION PROJECTS

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 7:43AM

Project Number: **40000081**
Project Title: **Humanities & Social Science Complex**

Description

Starting Fiscal Year: 2022
Project Class: Program Improvement (State-Owned)
Agency Priority: 0

Project Summary

This is the continued construction of the New North Academic Complex serving humanities and social sciences and includes the demolition of 2 buildings. CWU is expected an appropriation of $11,158,000 in accordance with the 4 corner letter recieved from legislators.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This project was originally appropriated in the 2023-2025 Capital budget. The project is in the construction phase and at substantial completion, however the geothermal plant requires a 1 year start-up period that will extend into the new biennium to ensure optimal operation for each of the heating and cooling seasons. The reappropriation ensures completion and test and balance operation of the geothermal facility and North Academic complex.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Program Improvement - Unidentified

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

New Facility: Yes

How does this fit in master plan

The Humanities & Social Sciences project has been a part of CWU’s long-term planning and is a key element in helping the university to better serve the growing student body in the Humanities, Social Science and Services fields. The strategically-planned proximity of the proposed new facility in the northwest corner of the Central Campus will promote interdisciplinary education, enhance collaboration among students and faculty, foster curriculum, and avoid duplication of services and programs. This project will also be the first on CWU’s campus to incorporate an open-loop geothermal system for heating and cooling. This system will begin CWU’s effort to reduce carbon emissions significantly over the coming years.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	101,963,000	71,150,000	29,977,000	836,000	
26C-1	Climate Commit Accou-State	7,000,000	3,730,000	3,170,000	100,000	
	Total	**108,963,000**	**74,880,000**	**33,147,000**	**936,000**	**0**

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 7:43AM

Project Number: 40000081
Project Title: Humanities & Social Science Complex

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
26C-1	Climate Commit Accou-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign	06/01/2020	08/01/2020
Design	1/1/2022	7/1/2023
Construction	9/1/2023	6/1/2026

	Total
Gross Square Feet:	106,618
Usable Square Feet:	66,275
Efficiency:	62.2%
Escalated MACC Cost per Sq. Ft.:	766
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	5.64%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		3,600,668	3.3%
Extra Services		528,597	0.5%
Other Services		2,245,048	2.1%
Design Services Contingency		400,983	0.4%
Consultant Services Total		**6,775,293**	**6.2%**
Maximum Allowable Construction Cost(MACC)	**81,669,331**		
Site work		11,087,340	10.2%
Related Project Costs		0	0.0%
Facility Construction		70,581,991	64.8%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		4,108,986	3.8%

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 7:43AM

Project Number: 40000081
Project Title: Humanities & Social Science Complex

Cost Summary

	Escalated Cost	% of Project
Construction Contracts		
Non Taxable Items	0	0.0%
Sales Tax	7,205,379	6.6%
Construction Contracts Total	**92,983,696**	**85.4%**
Equipment		
Equipment	4,437,379	4.1%
Non Taxable Items	0	0.0%
Sales Tax	372,740	0.3%
Equipment Total	**4,810,118**	**4.4%**
Art Work Total	**542,014**	**0.5%**
Other Costs Total	**740,150**	**0.7%**
Project Management Total	**3,093,469**	**2.8%**
Grand Total Escalated Costs	**108,944,740**	
Rounded Grand Total Escalated Costs	**108,945,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	4.0	4.0	4.0	4.0
001-1	General Fund-State	606,445	619,482	503,488	513,558
057-1	State Bldg Constr-State	700,000			
	Total	**1,306,445**	**619,482**	**503,488**	**513,558**

Narrative

The expectation is that CWU will utilize approximately $700k in start-up cost with additional resource of 3 FTE. On-going operation will require 4.0 FTE which includes operation of GEP-1 (Geothermal Energy Plant #1).

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000081	40000081
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:40AM

Project Number: **30000836**
Project Title: **Arts Education**

Description

Starting Fiscal Year: 2024
Project Class: Program Improvement (State-Owned)
Agency Priority: 8

Project Summary

CWU seeks state pre-design funding to accommodate student demand for arts education and family and consumer science programs. CWU's visual art and design facility, along with its music and theatre facilities, do not meet modern arts-education standards and are too small to accommodate student demand for these degree programs. Additionally, CWU's family and consumer science facility, which is connected to the arts facility, does not allow us to teach to the workforce expectations of these programs. The buildings that currently house visual arts and family and consumer science do not meet ADA standards.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

The Arts Education project was a pre-design request that recieved appropriation on the 2023-2025 biennium, and CWU sought design funding in the 2025-2027 biennium. The design funding request was unfunded. The project is still a high priority for CWU, and the reappropriation request is intended to be used to evaluate options of scope reduction and a follow-up design request in the following biennium.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Program Improvement - Unidentified

Growth Management impacts

Environmental Policy Act (SEPA). growth management act impacts are considered. CWU coordinates The SEPA process is where Central Washington University (CWU) is required to adhere to the State planning efforts with all applicable city and county jurisdictions.

New Facility: No

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	129,867,000	262,000		48,000	
	Total	**129,867,000**	**262,000**	**0**	**48,000**	**0**

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State		8,871,000	120,686,000	
	Total	**0**	**8,871,000**	**120,686,000**	**0**

Schedule and Statistics

OFM

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:40AM

Project Number: 30000836
Project Title: Arts Education

Schedule and Statistics

	Start Date	End Date
Predesign	01/01/2024	06/01/2024
Design	9/1/2025	7/1/2026
Construction	11/1/2029	6/1/2031

	Total
Gross Square Feet:	130,000
Usable Square Feet:	78,000
Efficiency:	60.0%
Escalated MACC Cost per Sq. Ft.:	648
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	5.60%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		309,391	0.2%
Construction Documents		3,332,685	2.6%
Extra Services		2,548,824	2.0%
Other Services		1,722,475	1.3%
Design Services Contingency		957,271	0.7%
Consultant Services Total		**8,870,645**	**6.9%**
Maximum Allowable Construction Cost(MACC)	**84,270,438**		
Site work		8,399,124	6.5%
Related Project Costs		0	0.0%
Facility Construction		75,871,314	58.6%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		14,742,742	11.4%
Non Taxable Items		0	0.0%
Sales Tax		8,515,134	6.6%
Construction Contracts Total		**107,528,314**	**83.0%**
Equipment			
Equipment		8,241,480	6.4%
Non Taxable Items		0	0.0%
Sales Tax		708,767	0.6%

OFM

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:40AM

Project Number: 30000836
Project Title: Arts Education

Cost Summary

	Escalated Cost	% of Project
Equipment Total	**8,950,247**	**6.9%**
Art Work Total	**644,563**	**0.5%**
Other Costs Total	**284,823**	**0.2%**
Project Management Total	**3,278,633**	**2.5%**
Grand Total Escalated Costs	**129,557,225**	
Rounded Grand Total Escalated Costs	**129,557,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
FTE	Full Time Employee	2.5	1.5	1.5	1.5	1.5
057-1	State Bldg Constr-State	700,000				
149-6	Inst of HI ED-Operat-Non-Appropria	430,687	438,188	445,912	453,865	462,055
	Total	**1,130,687**	**438,188**	**445,912**	**453,865**	**462,055**

Narrative

Operating impacts will be determined during the design phase.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	30000836	30000836
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:40AM

Project Number: **40000161**
Project Title: **Secondary Geothermal Module**

Description

Starting Fiscal Year: 2025
Project Class: Preservation (State-Owned)
Agency Priority: 0

Project Summary

This is the re-appropriation of funding for Second Geothermal from CCA (Climate Commitment Act) funds that were obtained in the 2024 Supplemental Capital Budget. Please note that this year's Capital budget request that is complimentary to this request. Please see request 40000187 for GEP2 & Underground Infrastructure as part of our Decarbonization Project.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This is the re-appropriation of funding for Second Geothermal from CCA (Climate Commitment Act) funds that were obtained in the 2024 Supplemental Capital Budget. The permitting process for water rights through the department of Ecology is a long process, with drilling activities expecting to begin in late 2026 or early 2027. After drilling activites are complete, engineering on water demand and capacity can be determined how big (volume of water) the system can take in for its operation and all equipment will be designed accordingly.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Central Washington University is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	4,031,031		155,159	3,875,872	
26C-1	Climate Commit Accou-State	12,583,225	717,490	361,250	11,504,485	
	Total	**16,614,256**	**717,490**	**516,409**	**15,380,357**	**0**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
26C-1	Climate Commit Accou-State				
	Total	**0**	**0**	**0**	**0**

Project Number: **40000161**
Project Title: **Secondary Geothermal Module**

Operating Impacts

No Operating Impact

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000161	40000161
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:42AM

Project Number: **40000162**
Project Title: **Science Building Carbon Reduction**

Description

Starting Fiscal Year: 2025
Project Class: Preservation (State-Owned)
Agency Priority: 0

Project Summary

This is the re-appropriation of funding for Science Building Carbon Reductions from CCA (Climate Commitment Act) funds that were obtained in the 2024 Supplemental Capital Budget. Please note that this year's Capital budget request that is complimentary to this request. Please see request 40000188 for Local Building Modifications and Geothermal Connectivity as part of our Decarbonization Project.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This is the re-appropriation of funding for Science Building Carbon Reductions from CCA (Climate Commitment Act) funds that were obtained in the 2024 Supplemental Capital Budget. The project is in the construction implementation phase with some activities are expected to occur in the 2027-2029 biennium. Please note that this year's Capital budget request that is complimentary to this request. Please see request 40000188 for Local Building Modifications and Geothermal Connectivity as part of our Decarbonization Project.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Central Washington University is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
26C-1	Climate Commit Accou-State	4,509,000		2,933,000	1,576,000	
	Total	**4,509,000**	**0**	**2,933,000**	**1,576,000**	**0**

Acct Code	Account Title	Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:42AM

Project Number: **40000162**
Project Title: **Science Building Carbon Reduction**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000162	40000162
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:42AM

Project Number: **40000163**
Project Title: **Emergency Backup Power System**

Description

Starting Fiscal Year: 2025
Project Class: Preservation (State-Owned)
Agency Priority: 0

Project Summary

Central Washington University seeks funding to establish a dedicated emergency back-up system for our Ellensburg Washington campus. The network of electrical systems would ensure the safety of our on campus students in case of an extended power outage in winter months that pose serious life and safety risk to students that call our campus home during their collegiate experience. This request was developed in support of the university's strategic plan, that prioritizes the immediate needs that supports the growth, engagement, and education of the student body of CWU. As part of this evaluation CWU has two proposed solutions for consideration which include: Option A: A natural gas fueled Cogen (combined heat and power generation system) Option B: 6MW (megawatts) of diesel/natural gas generators

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This project was originally appropriated in the 2025-2027 Capital budget. The project is in design and the anticipated lead time of the generators onces ordered is expected to be at least one year going into the next biennium requiring re-appropriation for the procurement and installation.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Minor Works Preservation List

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	11,773,000		728,000	11,045,000	
063-1	CWU Capital Projects-State					
	Total	**11,773,000**	**0**	**728,000**	**11,045,000**	**0**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:42AM

Project Number: 40000163
Project Title: Emergency Backup Power System

Funding

		Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
063-1	CWU Capital Projects-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	9/1/2024	4/1/2026
Construction	6/1/2026	12/1/2027

	Total
Gross Square Feet:	1
Usable Square Feet:	0
Efficiency:	0.0%
Escalated MACC Cost per Sq. Ft.:	8,273,802
Construction Type:	Emergency Generator Facilities
Is this a remodel?	No
A/E Fee Class:	C
A/E Fee Percentage:	6.81%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		200,000	1.7%
Construction Documents		432,667	3.7%
Extra Services		150,000	1.3%
Other Services		197,400	1.7%
Design Services Contingency		54,735	0.5%
Consultant Services Total		**1,034,802**	**8.8%**
Maximum Allowable Construction Cost(MACC)	**8,273,802**		
Site work		472,535	4.0%
Related Project Costs		0	0.0%
Facility Construction		7,801,267	66.3%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		1,069,439	9.1%

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Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:42AM

Project Number: 40000163
Project Title: Emergency Backup Power System

Cost Summary

	Escalated Cost	% of Project
Construction Contracts		
Non Taxable Items	0	0.0%
Sales Tax	803,519	6.8%
Construction Contracts Total	**10,146,760**	**86.2%**
Equipment		
Equipment	0	0.0%
Non Taxable Items	0	0.0%
Sales Tax	0	0.0%
Equipment Total	**0**	**0.0%**
Art Work Total	**0**	**0.0%**
Other Costs Total	**158,220**	**1.3%**
Project Management Total	**432,939**	**3.7%**
Grand Total Escalated Costs	**11,772,721**	
Rounded Grand Total Escalated Costs	**11,773,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
063-1	CWU Capital Projects-State	164,144	368,311	172,599	177,012	393,794
	Total	**164,144**	**368,311**	**172,599**	**177,012**	**393,794**

Narrative

The operation of the new High efficiency generator(S) will result in additional FTE in continual operation maintenance that is split amongst: a maintenance specialist 4, Equipment technician 3, Building Energy manager, and electrician.

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000163	40000163
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:43AM

Project Number: **40000125**
Project Title: **Aviation Degree Expansion**

Description

Starting Fiscal Year: 2024
Project Class: Program Improvement (State-Owned)
Agency Priority: 0

Project Summary

CWU offers the only Bachelor of Science Aviation degree in the Northwest. It is also the only place on the West Coast to offer training on the Advanced Frasca RTD Simulators. CWU provides flight training that supports the following certification, required for various BS specializations: Private Pilot Certificate, Instrument Rating, Commercial Pilot Certificate, Multi-Engine Rating, and Certified Flight Instructor Certificate. The CWU Aviation Department offers two degree programs: Bachelor of Science in Professional Pilot Commercial Pilot Specialization - It combines academic coursework and flight training toward the commercial pilot certificate with instrument rating and prepares students for careers in general aviation. Many graduates of this degree also pursue military aviation careers. Flight Officer Specialization - This track includes academic coursework, flight training to complete the commercial pilot certificate with instrument and multi-engine ratings, and Certified Flight Instructor certificate. Instrument Flight Instructor and Multi-engine Instructor ratings are optional electives in either Professional Pilot specialization. In 2014, CWU Aviation became the first in Pacific Northwest to authorize graduates for a Restricted Airline Transport Pilot (R-ATP) certificate. The certificate both reduces the number of hours required by a third and drops the age requirement by two years. Bachelor of Science in Aviation Management This degree program prepares students for a variety of administrative and management positions at airports and within airlines. Management career options include airport manager, general operations, manager, and air carrier operations manager. This degree program prepares and equips professionals and leaders to serve in a variety of administrative positions in the aviation industry. The program will build partnerships with aviation industry and stakeholders by meeting their manpower needs. Today the department counts 228 majors, with geometric growth potential. However, there is currently no available space for the projected growth in this area of study. The Aviation Department is required to turn away applicants to the program due to the lack of academic space needed for flight training.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

The Aviation Degree Expansion project was funded in the 2025-2027 biennium. The project is currently in design with construction to begin in Q2 or Q3 of 2027. The reappropriation is needed to complete the construction of the project.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Program Improvement - Unidentified

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

New Facility: No

Funding

Expenditures **2027-29 Fiscal Period**

OFM

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Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:43AM

Project Number: 40000125
Project Title: Aviation Degree Expansion

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	9,968,000		1,541,000	8,427,000	
	Total	**9,968,000**	**0**	**1,541,000**	**8,427,000**	**0**

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign		
Design	7/1/2025	3/1/2026
Construction	5/1/2026	7/1/2027

	Total
Gross Square Feet:	23,000
Usable Square Feet:	22,000
Efficiency:	95.7%
Escalated MACC Cost per Sq. Ft.:	273
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	8.57%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		528,523	5.3%
Extra Services		271,127	2.7%
Other Services		246,014	2.5%
Design Services Contingency		53,731	0.5%
Consultant Services Total		**1,099,394**	**11.0%**
Maximum Allowable Construction Cost(MACC)	**6,268,793**		
Site work		559,680	5.6%
Related Project Costs		(10,901)	-0.1%

Project Number: 40000125
Project Title: Aviation Degree Expansion

Cost Summary

	Escalated Cost	% of Project
Construction Contracts		
Facility Construction	5,720,014	57.4%
GCCM Risk Contingency	0	0.0%
GCCM or Design Build Costs	0	0.0%
Construction Contingencies	313,970	3.2%
Non Taxable Items	0	0.0%
Sales Tax	552,951	5.6%
Construction Contracts Total	**7,135,713**	**71.6%**
Equipment		
Equipment	972,331	9.8%
Non Taxable Items	0	0.0%
Sales Tax	81,676	0.8%
Equipment Total	**1,054,006**	**10.6%**
Art Work Total	**49,576**	**0.5%**
Other Costs Total	**110,827**	**1.1%**
Project Management Total	**515,292**	**5.2%**
Grand Total Escalated Costs	**9,964,808**	
Rounded Grand Total Escalated Costs	**9,965,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
057-1	State Bldg Constr-State	101,868	27,674	28,504	29,359	30,533
	Total	**101,868**	**27,674**	**28,504**	**29,359**	**30,533**

Narrative

The M&O calculations for this project are based on the additional square footage of the replacement facility that will be constructed along with the associated personnel moving costs. The existing facility 1,280 SF facility will be replaced with 8,800 academic space. The utility estimates are based on the following calculations: • Cooling @ 1.2 KW/Ton - $2,259.78 • Electricity @ $.06230/KWH = $8,095.28 Ongoing operations and maintenance are estimated to be $16,243.20 based on the new square footage. The moving cost of personnel temporarily for construction and reoccupation is estimated to be $75k.

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000125	40000125
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:43AM

Project Number: **40000123**
Project Title: **Multicultural Center**

Description

Starting Fiscal Year: 2024
Project Class: Program Improvement (State-Owned)
Agency Priority: 0

Project Summary

CWU is one of the most diverse public baccalaureate institutions in the state; approximately 42 percent of CWU students are people of color and half are first in their families to go to college. Yet CWU is the only public baccalaureate in the state without a facility dedicated to supporting the academic success of students of color and promoting cultural awareness and inclusion. Undergraduate programs that examine issues related to racial, ethnic, and gender identity lack dedicated office, classroom, and collaboration space. Similarly, student groups that wish to conduct educational or celebratory events or to host speakers have no dedicated space for these functions. CWU proposes to demolish the failing International Center and replace it with a 19,560 sq. ft. Multi-Cultural Center (MCC) in the heart of campus. CWU seeks $6,000,000 in state support to supplement funding the university will generate by extending the commitment to bonds used to construct the student union and recreation center in 2006.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This project was originally appropriated in the 2023-2025 Capital budget. The project is substantially complete, howeve the contractor is completing punchlist items and scheduling coordination will require some work to be complete within the beginning of the new biennium.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Remodel/Renovation

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicalbe city and county jurisdictions.

New Facility: No

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	6,000,569	2,565,751	3,090,051	344,767	
	Total	**6,000,569**	**2,565,751**	**3,090,051**	**344,767**	**0**

Future Fiscal Periods

2029-31	2031-33	2033-35	2035-37

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:43AM

Project Number: **40000123**
Project Title: **Multicultural Center**

Funding

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000123	40000123
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:44AM

Project Number: 91000028
Project Title: 2025-27 Minor Works Preservation and Program

Description

Starting Fiscal Year: 2026
Project Class: Preservation (State-Owned)
Agency Priority: 0

Project Summary

Central Washington University depends on the utilization of Minor Works funds to steadily remove deferred maintenance backlog by strategically implementing projects that extend the life of critical building envelop, systems, support systems. These projects represent Minor Work Preservation which includes: Life & Safety, Code Compliance, energy efficiency, mechanical & electrical upgrades, clean building performance upgrades, elevator upgrades, building envelop upgrade, and general infrastructure.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This project was originally appropriated in the 2025-2027 biennium. Minor Works contains a multitude of subprojects, with several that are scheduled within the 2027-2029 biennium to reduce operational impacts.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Minor Works Preservation List

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	8,000,000		8,000,000		
063-1	CWU Capital Projects-State	200,000		200,000		
	Total	**8,200,000**	**0**	**8,200,000**	**0**	**0**

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
063-1	CWU Capital Projects-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Project Number: 91000028
Project Title: 2025-27 Minor Works Preservation and Program

Operating Impacts

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	91000028	91000028
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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OFM

375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:45AM

Project Number: **40000206**
Project Title: **Electrical Grid Security Feeder 14**

Description

Starting Fiscal Year: 2027
Project Class: Preservation (State-Owned)
Agency Priority: 0

Project Summary

To comply with the current state energy policies, CWU expects the electrical load on campus to grow by as much as 500% over the next 15 years. As time goes on, campus energy consumption will move from fossil fuel sources to electricity. Continuity and reliability of the campus electrical service will become more significant, especially during the winter months when below freezing temperatures pose additional risk in the case of an extended power outage. This project will replace an electrical feeder line that serves the south campus, most notably the campus data center and future location of a state funded geothermal plant. This important power supply line is over 30 years old and is at high risk of outages due to failure of the cabling or its terminations. Also, the existing conductor is undersized compared to other feeders on campus, which limits the capacity to support future load additions, such as the geothermal plant.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

This project was originally appropriated in the 2026 Supplemental budget. The project is in the early design of design and is anticipated to last beyond the beginning of the new biennium due to the long lead time associated with materials, along with installation being scheduled during summer to minimize impact.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	1,491,000		100,000	1,391,000	
	Total	**1,491,000**	**0**	**100,000**	**1,391,000**	**0**

Future Fiscal Periods

2029-31	**2031-33**	**2033-35**	**2035-37**

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Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:45AM

Project Number: **40000206**
Project Title: **Electrical Grid Security Feeder 14**

Funding

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000206	40000206
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:46AM

Project Number: **91000029**
Project Title: **North Academic Complex Moving Costs**

Description

Starting Fiscal Year: 2026
Project Class: Preservation (State-Owned)
Agency Priority: 0

Project Summary

One time moving costs associated with the move and occupancy of the North Academic Complex

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and a explanation why a reapporpriation is needed.

The moving costs for the North Academic Complex was originally funded in the 2026 supplemental budget. The North Academic complex has been substantially completed, however long lead items have postponed the use of several spaces that have in turned delayed the move-in of those spaces. This request is to ensure all spaces have been occupied with the needed funds.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Protection Agency (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
063-1	CWU Capital Projects-State	700,000		450,000	250,000	
	Total	**700,000**	**0**	**450,000**	**250,000**	**0**

		Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
063-1	CWU Capital Projects-State				
	Total	**0**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	91000029	91000029
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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2029 – 2031
PROJECTS

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OFM

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Capital Project Request
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*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:47AM

Project Number: **40000214**
Project Title: **Decarb Pkg - Group 3 - GEP #3 & South Campus Conversion**

Description

Starting Fiscal Year: 2028
Project Class: Preservation (State-Owned)
Agency Priority: 9

Project Summary

Central Washington University seeks funding to support multiple initiatives to reduce our dependency on fossil fuel-fired boilers for building heat and build out the utility systems of our future state. In short, HB 1390 requires CWU to remove fossil fuels from our heating systems and meet a campus-wide energy use target, both by 2040. Development of our 15-year Decarbonization Plan, which identifies strategies, phasing, and costs to meet these goals, is nearly complete. This project for the 2027-2029 biennium identifies that we would establish GeoEco 3 and work on connecting infrastructure for the south portion of campus surrounding Barge Hall.

Project Description

1.What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

Decarbonization is apriority of CWU, mirroring the legislative efforts at the state and federal levels and is a critical part of the development of our Climate Action Plan.

This request is a priority because, along with being a cornerstone of CWU's Climate Action Plan strategy, compliance with HB 1390 requires removal of fossil fuels for campus heating by 2040. Our decarbonization plan relies on a phased approach to implementing the decarbonized system. This capital request is a significant piece of the decarbonization plan and sets the University up to responsibly meet HB 1390. This project represents the Group 3 of our Decarbonization plan. The implementation and completion of these projects would result in completing CWU's key performance indicators for the Clean Building performance along with making a substantial impact to our decarbonization efforts in a timely manner.

Implementation of all requested projects will also lead to utility cost savings. In addition, the geothermal plant may be eligible for federal funding via the Inflation Reduction Act, though this needs to be verified with a tax consultant. MA.

This project would result in the installation of new GeoEco #3 near Hogue Hall. This request will provide funding necessary to design and construct a third GeoEco Plant (GEP-3) on campus. The geothermal system is all-electric and is over 7 times more efficient than the existing steam system**.** This funding request includes all soft and hard costs to build a new 8,000 approximate square foot GeoEco Plant building and all the supporting mechanical, electrical, and plumbing (MEP) equipment. This includes the drilling of the geothermal wells and their supporting equipment. The engineering is anticipated to take 4-6 months, followed by 6months of permitting before 12-18 months of construction and commissioning.

This request also includes the costs associated with converting the existing in-building MEP systems of (10)buildings on the south side of campus so they can connect to the new geothermal system along University Way. The extent of these retrofits varies by building, depending on the existing systems, and the new systems were selected to minimize building downtime and impact to students.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:47AM

Project Number: 40000214
Project Title: Decarb Pkg - Group 3 - GEP #3 & South Campus Conversion

Description

Growth Management impacts

Central Washington University is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
26C-1	Climate Commit Accou-State	27,823,000				
	Total	**27,823,000**	**0**	**0**	**0**	**0**

		Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State	27,823,000			
	Total	**27,823,000**	**0**	**0**	**0**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000214	40000214
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:47AM

Project Number: **40000124**
Project Title: **Behavioral & Mental Health Building**

Description

Starting Fiscal Year: 2024
Project Class: Program Improvement (State-Owned)
Agency Priority: 2

Project Summary

The proposed project fulfills the need for a revitalized home for Psychology and alignment of programming needs into a cohesive facility for academics and for offering services to the local community. This facility will address the Psychology department's need for 21st century research and teaching space while updating its required clinic and intervention spaces. With an increased need for counseling services and ongoing academic involvement in developing future school psychologists, counselors, and behavioral health service providers, these programs can partner alongside other support mechanisms in the facility such as the early childhood learning center program to cohesively learn and grow while also providing much needed services to the campus and local community. This capital request is partnered with our "Proposal to address health professional shortages in underserved areas" operational request to reinstate community counseling services that seeks to leverage a partnership with community health providers in the development of skilled practitioners.

Project Description

1.What will the request produce or construct? Who or what will be impacted by the budget request and how will they be impacted?

The proposed project is a replacement of the existing 75,000 gross square foot building that was constructed in 1973. The predesign resulted in an envisioned 89,000 gross square foot multi-story and multi-use facility. However, CWU has re-evaluated the scope of the project and removed programming associated with the wellness center and basic needs center. The revised programming is envisioned at a gross square footage of 53,000. Subsequently we are now requesting design funds for the 2027-29 biennium and plan to request construction funds for the 2029-31 biennium. The size of this project can be amended as several student facing health services can remain in their current locations on campus instead of being incorporated into this project.

Design is expected to begin February 2028 and end October 2028. Construction of this project has an estimated start date of November 2028 and end date of June 2030.

Phasing is possible with this project as we currently propose to construct a new facility in new location allowing us to phase out the operations of the existing Psychology building. While this option may seem financial conducive to reduce a "single" biennium request, the overall cost of the project is anticipated to be larger due to extended overhead costs of the architects/engineers & contractors, as well as the duplication of operational staff to manage two site locations while the entirety of the Behavioral Health Building is complete.

2.Identify the problem or opportunity addressed by this request. Why is the request a priority? What would be the result of not acting?

Our state faces a major crisis associated with the cases of behavioral health and the limited resources available to serve these needs. An example of these limited resources has been shared by a regional partner, Comprehensive Healthcare (a Central Washington based private Non-profit Organization), who currently struggles to meet the needs of this high demand field with qualified entry-level post graduate practitioners. Job openings for counselors can remain unfilled for hundreds of days while clients wait for availability to be seen.

Kittitas County is recognized as a HPSAs (Health Professional Shortage Areas) for available resources, and the development of this new facility and program will shore up the opportunity to backfill this high demand service area.

Project Number: **40000124**
Project Title: **Behavioral & Mental Health Building**

Description

The project will result in a new functional facility that accommodates programmatic changes and enrollment increases. General enrollment increases will drive corresponding increases in demand for psychology, both a popular major and a high-demand general education subject. The psychology program in particular accommodates tremendous demand by students transferring from community colleges. CWU is a primary service provider to transfer students, who comprise half of all CWU enrollments.

This new facility would help accommodate increased demand for psychology courses by creating well configured square footage for program use while also adding space to accommodate the Early Childhood Learning Center. Having the Academic and Behavioral Intervention Center, Community Counseling Center and the Early Childhood Learning Center in one building will allow for enhanced collaboration between real life practice and academia. Additionally, collaboration among faculty and students will be centralized allowing for confidential, comfortable, easy-to-access spaces for client care and essential resources.

The existing 50-year-old facility has never been renovated. This project is necessary to ensure the health and safety of students and employees, to address continued degradation of the facility associated with previous use as a chimpanzee lab, and to meet the energy goals set by the State of Washington. At this time the state of the building is beyond the point where repair makes sense in terms of cost and the usefulness of the existing facility. The building exterior walls and windows are poorly insulated and energy inefficient.

Due to the lack of good insulation and inefficient HVAC systems, CWU burns unnecessarily high amounts of natural gas to heat the building, which in turn emits unnecessarily high amounts of greenhouse gases into the atmosphere. In parts of the building the insulation has liquefied and seeps through openings in the walls. Energy systems are not compliant with current energy code or the Clean Buildings Act, resulting in the need for all new piping, ductwork and air-handler distribution systems. This building's life safety systems are in poor condition and there is minimal fire sprinkler protection, minimal fire notification and only manual pull stations for alarm activation. The electrical infrastructure is outdated and cannot support modern technological needs of faculty or students. The elevators regularly break down, leaving students stranded. It was made apparent that systems had outlived their life Expectancy when the whole building was out of service for nearly a month during Fall 2021 due to a failed main electrical transformer.

o Not taking action would result in continued degradation of the facility. Systems are failing as noted in question 1 and it’s only a matter of time before we have another substantial shutdown. No action would also result in continued inability to address many resource areas in the field of behavioral health and the inability to use the spaces due to the non-adaptive and outdated configuration.

3.For new funding requests for programs or projects that have received previous appropriations (either a phase of construction or previous grant rounds), how much has been spent or put under contract?

CWU self-funded a pre-design of approximately $250k in the 2021-2023 biennium for this project.

4.Does this project or program leverage non-state funding? If yes, how much by source?

No, this project does not leverage non-state funding.

Project Number: **40000124**
Project Title: **Behavioral & Mental Health Building**

Description

5.Provide context on how this request fits into the agency's work. Describe how this project supports the agency's strategic plan or would improve agency performance.

The new facility supports a large and growing academic program. Replacing the facility will meet all of the associated goals with our new Strategic Plan adopted in February of 2024 that will be the basis of our future Capital Masterplan. The new strategic plan is centered around our three core values of engagement, belonging, stewardship; and unifying value of student success.

This project would serve as the part of the long-term strategy to re-establish a post graduate program with community serving practicum in a facility that is 21st century conducive to the innovative engagement measures of behavioral health.

This facility would also serve as practical demonstration of "real world" partnership between the private and public sectors to serve general community needs because the mental health program could expand its offerings in the new clinic spaces. In addition, psychology students would benefit from real-world interaction with youth in the early learning center as a component of their courses, either through observation activities or by volunteering.

This building will be required to comply with Washington State's RCW 19.27A.210, Clean Building Act and would require substantial renovations to meet those goals. Those renovations will trigger larger code compliance renovations, and the projects will become very costly and inefficient.

6.How is your proposal impacting equity in the state? Which communities are impacted by this proposal? What are the measurable outcomes that would result from the project?
Psychology Department - Department administration, laboratory, testing, and classroom space

Current undergraduate enrollment totals approximately 625 students with an additional 50 graduate level students. 21 full time faculty (15 tenure-track and 6 non-tenure track faculty) support the program along with 4.4 adjunct FTE. Psychology continues to experience stable enrollment and forecasts the need for additional faculty throughout the next ten years as the department has added new offerings for students including a new behavioral health bachelors of science degree and a relaunched mental health counseling master's of science degree.
Community Mental Health Counseling Center
This project would allow for reconfiguration of this program's current spaces to allow for more efficiency than are allowed with the current configuration constraints. The available spaces are not easily adapted to the center's needs in the existing facility. To be successful, a variety of spaces are needed for group therapy and additional counseling rooms.

Childcare Facilities – Daycare and Early Childhood Learning Center.
The Early Childhood Learning Center (ECLC) on the campus of Central Washington University serves 75-100 families comprised of students, faculty, and staff. Existing space does not meet the extremely high demand for quality childcare. Consistently the ECLC has a wait list, depending on age group, of between 15 to 30 parents, many of whom get on the wait list when they begin to plan for children. This is just the need that university is aware of. The lack of quality childcare is particularly difficult for parents with infants and toddlers as most centers in the Ellensburg community do not provide services for these age groups and it is the highest demand among students. Increased capacity to provide quality childcare services is essential for Central Washington University to continue to thrive and grow.

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

Description

As mentioned previously, the current Psychology building has challenges with its various aging systems. In many cases, aging materials within the building are also leading to concerns of employee safety as cracks are appearing on the walls, floor tiles are beginning to lift from the floor, and leaking roofs remain unaddressed. Concerns of health hazards from visible changes such as degradation of the structure of the walls, as well as potential asbestos exposure and inhalants from the insulation have been shared.

Classroom sizes seem small for their occupancy due to the low ceilings and limited number of windows. In addition, the lack of efficient heating and cooling means that classroom temperatures fluctuate and can feel overly cold or overly hot. Students who regularly use smaller classrooms are often told to bring jackets into the classrooms to stay warm.

The design of the building also leads to challenges due to a lack of student-oriented spaces. There is no primary entry or reception area in the building. Instead, when students enter the building on the first floor, they enter facing either the restrooms, the stairs, or the elevators. There are no substantial areas to congregate and so student seating is limited to seats in the hallways or a few tables with seating on the fourth floor. This, along with the Brutalist architecture popular at the time that incorporated a heavy use of concrete, leads to perceptions of an unwelcoming outdated space that is not conducive to learning.

8.For major construction projects, describe the viable alternative solutions you considered. Why was this alternative chosen?

Replacement of Farrell Hall Site (Preferred Option)-

The preferred option is a replacement building on the existing Farrell Hall Site. This alternative represents the best long-term value for the University as shown in the LCCA analysis and most closely aligns with the University's goals and values. This solution was developed in a collaborative process with university administration, faculty, and facilities staff. The 53,000 square foot building is located to best capture the relationships between the psychology department's service to the broader Ellensburg community. The site has better connection and efficiency in relationship to existing campus utilities and future expected sustainable utility development. The location adjacent to the town canal also provides a landscaped buffer to vehicle traffic and other campus amenities creating the opportunity for quieter connections to nature for counseling spaces. All of these aspects best serve the three major areas of program need for this project: community focused mental health services, academic and intervention services and early childhood education, and the department of psychology and associated research.

Replacement of Existing Psychology Building Site
This option was rejected because it did not meet the primary goal of centering student access to academic programs within the campus core. Developing this replacement north of Dean Nicholson Blvd places numerous constraints include the requirement to alter operations within the facility by temporarily displacing several key spaces across campus causing wayfinding confusion. This level of disruption could lead to lower rates of student retention and our ability to address community service needs to our underrepresented community.

Renovation and Addition of the Existing Psychology Building

This option explored the actions required to modernize the existing building and provide additional square footage to capture the programmatic needs of this project. In addition to the above-mentioned site utility costs, the building abatement, structural upgrades, and energy improvements represent extremely costly, highly invasive changes to the building. Even with these upgrades it will still not be possible to entirely meet the goals of current energy codes with the existing structure. In addition, the inefficiency of the existing building plan and structural grid requires constructing a larger addition pushing the overall gross

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Project Title: **Behavioral & Mental Health Building**

Description

square footage of this option higher than all other options. Changes to pedagogy and research goals drive a drastically different need particularly when it comes to space size. The rigid nature of the existing building limits what is possible within the existing walls and contributes to the overall greater need for space in this option. The City of Ellensburg building department prohibits the occupation of a facility that is under construction even when phased. They deem that there are too many potential life and safety concerns based on recent projects completed in the community.

9.For major construction projects, what project delivery method has been or will be selected and why?

The pre-design of this project was based on the assumption of delivering this project as design-bid-build. This delivery method has been successfully for CWU as it mitigates risk by ensuring 100% complete construction documents before bidding and allowing the project to be bid as Public Works.

10.If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the instructions in Ch. 14 of the operating budget instructions. In the capital budget project description, please provide the following
This is not applicable to this project.

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Program Improvement - Unidentified

Growth Management impacts
Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

New Facility: Yes
How does this fit in master plan
Behavioral Health is part of CWU's masterplan for longterm term development to re-establish a post graduate program with community serving practicum in a facility that is a 21st century conducive to the innovative engagement measures of behavioral health.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	65,885,000				6,244,000
	Total	**65,885,000**	**0**	**0**	**0**	**6,244,000**

		Future Fiscal Periods			
		2029-31	**2031-33**	**2033-35**	**2035-37**
057-1	State Bldg Constr-State	59,641,000			

OFM

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Date Run: 9/14/2026 11:47AM

Project Number: **40000124**
Project Title: **Behavioral & Mental Health Building**

Funding

Total	**59,641,000**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign	07/01/2027	01/01/2028
Design	2/1/2028	10/1/2028
Construction	11/1/2028	6/1/2030

	Total
Gross Square Feet:	53,369
Usable Square Feet:	37,360
Efficiency:	70.0%
Escalated MACC Cost per Sq. Ft.:	888
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	6.36%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		311,169	0.5%
Construction Documents		2,108,358	3.2%
Extra Services		123,178	0.2%
Other Services		3,399,524	5.2%
Design Services Contingency		302,093	0.5%
Consultant Services Total		**6,244,320**	**9.5%**
Maximum Allowable Construction Cost(MACC)	**47,403,322**		
Site work		3,465,871	5.3%
Related Project Costs		0	0.0%
Facility Construction		43,937,451	66.7%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		2,374,428	3.6%
Non Taxable Items		0	0.0%
Sales Tax		4,280,887	6.5%
Construction Contracts Total		**54,058,637**	**82.1%**

Equipment

375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:47AM

Project Number: 40000124
Project Title: Behavioral & Mental Health Building

Cost Summary

	Escalated Cost	% of Project
Equipment		
Equipment	2,456,171	3.7%
Non Taxable Items	0	0.0%
Sales Tax	211,231	0.3%
Equipment Total	**2,667,401**	**4.1%**
Art Work Total	**327,789**	**0.5%**
Other Costs Total	**442,935**	**0.7%**
Project Management Total	**2,144,510**	**3.3%**
Grand Total Escalated Costs	**65,885,592**	
Rounded Grand Total Escalated Costs	**65,886,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	1.5	1.5	1.5	1.5	1.5
057-1	State Bldg Constr-State	1,192,167	501,935	511,985	522,327	532,970
	Total	**1,192,167**	**501,935**	**511,985**	**522,327**	**532,970**

Narrative

Operating impacts are only estimates and more accurate data will get generated at the completion of the design phase.

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000124	40000124
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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2031 – 2033
PROJECTS

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:48AM

Project Number: **30000836**
Project Title: **Arts Education**

Description

Starting Fiscal Year: 2024
Project Class: Program Improvement (State-Owned)
Agency Priority: 8

Project Summary

CWU seeks state pre-design funding to accommodate student demand for arts education and family and consumer science programs. CWU's visual art and design facility, along with its music and theatre facilities, do not meet modern arts-education standards and are too small to accommodate student demand for these degree programs. Additionally, CWU's family and consumer science facility, which is connected to the arts facility, does not allow us to teach to the workforce expectations of these programs. The buildings that currently house visual arts and family and consumer science do not meet ADA standards.

Project Description

1. Describe the project (and each subproject, if applicable), including the original appropriation year, status of the project, and an explanation why a reappropriation is needed.

The Arts Education project was a pre-design request that recieved appropriation on the 2023-2025 biennium, and CWU sought design funding in the 2025-2027 biennium. The design funding request was unfunded. The project is still a high priority for CWU, and the reappropriation request is intended to be used to evaluate options of scope reduction and a follow-up design request in the following biennium.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Program Improvement - Unidentified

Growth Management impacts

Environmental Policy Act (SEPA). growth management act impacts are considered. CWU coordinates The SEPA process is where Central Washington University (CWU) is required to adhere to the State planning efforts with all applicable city and county jurisdictions.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	129,867,000	262,000		48,000	
	Total	**129,867,000**	**262,000**	**0**	**48,000**	**0**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		8,871,000	120,686,000	
	Total	**0**	**8,871,000**	**120,686,000**	**0**

Schedule and Statistics

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Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:48AM

Project Number: 30000836
Project Title: Arts Education

Schedule and Statistics

	Start Date	End Date
Predesign	01/01/2024	06/01/2024
Design	9/1/2025	7/1/2026
Construction	11/1/2029	6/1/2031

	Total
Gross Square Feet:	130,000
Usable Square Feet:	78,000
Efficiency:	60.0%
Escalated MACC Cost per Sq. Ft.:	648
Construction Type:	College Classroom Facilities
Is this a remodel?	No
A/E Fee Class:	B
A/E Fee Percentage:	5.60%

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		309,391	0.2%
Construction Documents		3,332,685	2.6%
Extra Services		2,548,824	2.0%
Other Services		1,722,475	1.3%
Design Services Contingency		957,271	0.7%
Consultant Services Total		**8,870,645**	**6.9%**
Maximum Allowable Construction Cost(MACC)	**84,270,438**		
Site work		8,399,124	6.5%
Related Project Costs		0	0.0%
Facility Construction		75,871,314	58.6%
GCCM Risk Contingency		0	0.0%
GCCM or Design Build Costs		0	0.0%
Construction Contingencies		14,742,742	11.4%
Non Taxable Items		0	0.0%
Sales Tax		8,515,134	6.6%
Construction Contracts Total		**107,528,314**	**83.0%**
Equipment			
Equipment		8,241,480	6.4%
Non Taxable Items		0	0.0%
Sales Tax		708,767	0.6%

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:48AM

Project Number: 30000836
Project Title: Arts Education

Cost Summary

	Escalated Cost	% of Project
Equipment Total	**8,950,247**	**6.9%**
Art Work Total	**644,563**	**0.5%**
Other Costs Total	**284,823**	**0.2%**
Project Management Total	**3,278,633**	**2.5%**
Grand Total Escalated Costs	**129,557,225**	
Rounded Grand Total Escalated Costs	**129,557,000**	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
FTE	Full Time Employee	2.5	1.5	1.5	1.5	1.5
057-1	State Bldg Constr-State	700,000				
149-6	Inst of HI ED-Operat-Non-Appropria	430,687	438,188	445,912	453,865	462,055
	Total	**1,130,687**	**438,188**	**445,912**	**453,865**	**462,055**

Narrative

Operating impacts will be determined during the design phase.

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	30000836	30000836
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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OFM

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Capital Project Request

2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:49AM

Project Number: **40000216**
Project Title: **Decarb Pkg - Group 4&5: GEP#4 & East Campus Geo Conversion**

Description

Starting Fiscal Year: 2029
Project Class: Preservation (State-Owned)
Agency Priority: 12

Project Summary

Central Washington University seeks funding to support multiple initiatives to reduce our dependency on fossil fuel-fired boilers for building heat and build out the utility systems of our future state. In short, HB 1390 requires CWU to remove fossil fuels from our heating systems and meet a campus-wide energy use target, both by 2040. Development of our 15-year Decarbonization Plan, which identifies strategies, phasing, and costs to meet these goals, is nearly complete. This project for the 2029-2031 biennium identifies that we would establish GeoEco 4 and work on connecting infrastructure for the south portion of campus surrounding Hogue Hall, Barto Hall, McIntyre Music Building, and Wendell Hall.

Project Description

1.What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

Decarbonization is apriority of CWU, mirroring the legislative efforts at the state and federal levels and is a critical part of the development of our Climate Action Plan.

This request is a priority because, along with being a cornerstone of CWU's Climate Action Plan strategy, compliance with HB 1390 requires removal of fossil fuels for campus heating by 2040. Our decarbonization plan relies on a phased approach to implementing the decarbonized system. This capital request is a significant piece of the decarbonization plan and sets the University up to responsibly meet HB 1390. This project represents Group 4 & 5 of the decarbonization plan Roadmap. The implementation and completion of these projects would result in completing CWU's key performance indicators for the Clean Building performance along with making a substantial impact to our decarbonization efforts in a timely manner.

Implementation of all requested projects will also lead to utility cost savings. In addition, the geothermal plant may be eligible for federal funding via the Inflation Reduction Act, though this needs to be verified with a tax consultant.

This request also includes the costs associated with construction GEP #4 & converting the existing in-building MEP systems of (11)buildings so they can connect to the new geothermal system on the East Side of Campus. The extent of these retrofits varies by building, depending on the existing systems, and the new systems were selected to minimize building downtime and impact to students.

The careful composition of these complementary scopes of work allows CWU to navigate the energy transition in a responsible way by conserving first, then reclaiming reusable energy at nodal plants, and then finally electrifying our utilities at the source with heat pump technology couple with geothermal assets.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:49AM

Project Number: 40000216
Project Title: Decarb Pkg - Group 4&5: GEP#4 & East Campus Geo Conversion

Description

Growth Management impacts

Central Washington University is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
26C-1	Climate Commit Accou-State	41,501,000				
	Total	**41,501,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State		41,501,000		
	Total	**0**	**41,501,000**	**0**	**0**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000216	40000216
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:50AM

Project Number: **40000126**
Project Title: **Brooks Library Renovation**

Description

Starting Fiscal Year: 2027
Project Class: Preservation (State-Owned)
Agency Priority: 10

Project Summary

CWU proposes to provide a much-needed renovation to the James E. Brooks Library, the literary anchor and only library on campus. The Brooks Library with its extensive academic support services within the Learning Commons is a key programmatic compliment to the teaching and learning focus of the CWU campus. The existing library is a dated, inward focused facility that while heavily used by students, is not particularly user friendly nor represents contemporary thinking in library design that is more focused on study and group learning than just housing books.

Project Description

1.What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

CWU’s Brooks Library was constructed in 1973 and has never seen a significant renovation. Energy Systems are not compliant with current energy code, resulting in the need for all new piping, ductwork and air- handler distribution systems when replacement systems are considered. The building’s electrical system operates at its maximum capacity, prohibiting any additional programming. The building lacks fire sprinklers and a modern fire protection system. Many office walls in back-of-house areas are temporary dividers offering little to no auditory privacy. Additional restrooms are needed to be code compliant given the number of visitors to the Library at any one time.

CWU would is requesting funding to perform renovation of the Brooks Library to modernize one of the most utilized facilities on campus. The intention of the mechanical system updates would allow Brooks Library to connect to CWU’s growing geothermal system network.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Preservation - Unidentified

Growth Management impacts

Environmental Policy Act (SEPA) growth management act impacts are considered. CWU coordinates the SEPA process is where Central Washington University (CWU) is required to adhere to the State planning efforts with all applicable city and county jurisdictions.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	15,000,000				
	Total	**15,000,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:50AM

Project Number: 40000126
Project Title: Brooks Library Renovation

Funding

		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		15,000,000		
	Total	**0**	**15,000,000**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

Operating impact costs to be calculated during predesign as an estimate.

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000126	40000126
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Capital Project Request

2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:50AM

Project Number: **40000085**
Project Title: **Public Safety Building**

Description

Starting Fiscal Year: 2025
Project Class: Preservation (State-Owned)
Agency Priority: 11

Project Summary

This request is for the building of a Public Safety Building on the campus of CWU. Currently our public safety office houses our Police Officers, Department of Emergency Management Parking Services and Environmental Health and Safety. The building is a temporary portable construction building that was placed in its current location in 1988.

Project Description

What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

University Police and Public Safety (UPPS) has outgrown the building capacity and houses staff in other buildings to accommodate offices. The current building has been renovated and reimagined a multitude of times and shows it's age. There have been numerous problems and deficiencies developing with the building to include aging doors that don't secure, poor HVAC causing hot and cold spaces, and most indicatively, a catastrophic failure of the domestic water supply that caused an extended outage during one winter. This resulted in all staff having to resort to a portable toilet on site in the parking lot.

The public safety building is responsible for housing public safety staff, equipment, sensitive information, and high value property. The building should be secure enough that the UPPS members, evidence, property, and highly sensitive documents can be housed there without worry of becoming compromised. There is very little security through the front lobby area, many of the doors do not latch at times without assistance, and on more than one occasion we have found members of the public wandering through the office as they had found a non-public door unsecured.

This request would allow for all of UPPS's services to be in one building. By making and adequate design our customer service area can be created to become more functional and welcoming. The request and design could create a functional all-inclusive emergency operations center (EOC) for the university. The current locations "works" but does not employ the best resources to manage any or all incidents on campus.

A new public safety building will also have the ability to host community events such as a women's self-defense course and other police community relationship building programs. This building will also be the home to a regional training center for law enforcement in the area to come and be trained in a large conference room.

If not granted the request we will continue to outgrow our "temporary" building. We will continue to provide the best services that we can, but ultimately it's at the expense of not being able to provide the best service our community deserves.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Program Improvement - Unidentified

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:50AM

Project Number: 40000085
Project Title: Public Safety Building

Description

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	15,000,000				
	Total	**15,000,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		15,000,000		
	Total	**0**	**15,000,000**	**0**	**0**

Operating Impacts

No Operating Impact

Narrative

Operating impacts will be determined during the design phase.

OFM

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000085	40000085
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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2033 – 2035
PROJECTS

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375 - Central Washington University
Capital Project Request

2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:52AM

Project Number: **40000218**
Project Title: **Decarb Pkg - Group 6: West Campus Geo Conversion**

Description

Starting Fiscal Year: 2031
Project Class: Preservation (State-Owned)
Agency Priority: 15

Project Summary

Central Washington University seeks funding to support multiple initiatives to reduce our dependency on fossil fuel-fired boilers for building heat and build out the utility systems of our future state. In short, HB 1390 requires CWU to remove fossil fuels from our heating systems and meet a campus-wide energy use target, both by 2040. Development of our 15-year Decarbonization Plan, which identifies strategies, phasing, and costs to meet these goals, is nearly complete. This project for the 2031-2033 biennium identifies that we would establish infrastructure upgrades to support the expansion of the geothermal system throughout campus serving Bassetti residence hall, the future Behavioral Health building, Brooks library, Dean hall, and Dugmore hall.

Project Description

1.What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

Decarbonization is apriority of CWU, mirroring the legislative efforts at the state and federallevels and is a critical part of the development of our Climate ActionPlan.

This request is a priority because, along with being a cornerstone of CWU'sClimate Action Plan strategy, compliance with HB 1390 requires removal offossil fuels for campus heating by 2040. Our decarbonization plan relies on aphased approach to implementing the decarbonized system. This capital requestis a significant piece of the decarbonization plan and sets the University upto responsibly meet HB 1390. This project represents Group 6 of the decarbonization plan roadmap. The implementation and completion of these projects would result incompleting CWU's key performance indicators for the Clean Building performancealong with making a substantial impact to our decarbonization efforts in a timely manner.

Implementation of all requestedprojects will also lead to utility cost savings. In addition, the geothermal plantmay be eligible for federal funding via the Inflation Reduction Act, thoughthis needs to be verified with a tax consultant.

This project would result in the conversion of 3 buildings on the west side of campus including Brooks Library, Dean Hall, and Dugmore Hall.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Central Washington University is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Expenditures **2027-29 Fiscal Period**

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Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:52AM

Project Number: 40000218
Project Title: Decarb Pkg - Group 6: West Campus Geo Conversion

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
26C-1	Climate Commit Accou-State	88,256,000				
	Total	**88,256,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

		2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State			88,256,000	
	Total	**0**	**0**	**88,256,000**	**0**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000218	40000218
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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375 - Central Washington University
Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:52AM

Project Number: **30000778**
Project Title: **Lind Hall Phase 2**

Description

Starting Fiscal Year: 2027
Project Class: Preservation (State-Owned)
Agency Priority: 13

Project Summary

Lind Hall, built in 1947, is one of CWU's architecturally significant campus buildings. This historic building had never had a major remodel until the Lind Hall Renovation Phase 1 project was funded in the 2015-2017 biennium in the amount of $4.9 million. The scope of work for the first phase was to initiate life-safety, infrastructure, and code issues. The purpose of this proposed Lind Hall Renovation Phase 2 project is to complete the building upgrades and address program needs in Lind Hall while maintaining the building's historic design. The project will improve function and preserve this valuable asset for the State of Washington.

Project Description

What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

After the Departments of Physics and Geological Sciences moved out of Lind Hall and into Discovery Hall in the fall of 2016, the Aerospace Studies and Military Sciences, Digital Journalism, Communication Studies, Public Relations, and Film and Video Studies programs moved into Lind Hall. Constructed over 70 years ago, Lind Hall was the university's first science building. Although Lind Hall as had several small remodeling projects, it had never undergone a major renovation until the Lind Hall Renovation Phase 1 project was funded in the 2015-2017 biennium for $4.9 million, which allowed CWU to initiate required infrastructure and code upgrades.

In the initial phase of the Lind Hall project, CWU strategically prioritized life/safety, code, and ADA compliance issues. The scope of work also included upgrades to seismic, partial HVAC, electrical, telecommunications, data, elevator repair, and fire alarm systems. A women's restroom was installed on the second floor. This current Lind Hall Renovation Phase 2 project, which is being proposed to be accomplished in the 2023-2025 biennium, is to facilitate current and future demands of the instructional programs that have moved into Lind Hall and to continue with upgrading the outdated infrastructure systems. The project updates classrooms, labs, and other instructional space for several disciplines that have experienced dramatic advancements and changes in recent years. CWU's Communications Department graduates students with degrees in print and digital journalism, communication studies, and public relations.

These students can also receive specializations in writing and reporting as well as broadcast journalism. Students can also pursue minors in organizational communication and advertising. Students pursuing degrees in Film and Video Studies can specialize in Cinema Studies, Production, and soon will also be able to specialize in Screenwriting. Students can also minor in Cinema Studies as well as Screenwriting. Classrooms and labs originally designed for physics and geological sciences do not support the advanced multi-media needs of these rapidly evolving disciplines. The updates proposed in Lind Hall Renovation Phase 2 will allow for these programs to recruit, train, and graduate more students.

The proposed project for the Lind Hall Renovation Phase 2 is as a "stand-alone" renovation project to strategically prioritize both the design and construction for that biennium for an overall project cost of $14.9 million. The project intent is to provide necessary upgrades for life/safety, code compliance, seismic, HVAC, electrical, telecommunications, data, building systems, infrastructure, interior renovation, and the exterior building envelop.

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Capital Project Request
2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:52AM

Project Number: 30000778
Project Title: Lind Hall Phase 2

Description

Location
City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type
Preservation - Unidentified

Growth Management impacts
SEPA process is where Central Washington University (CWU) is required to adhere to the State planning efforts with all applicable city and county jurisdictions. Environmental Policy Act (SEPA). growth management act impacts are considered.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	15,000,000				
	Total	**15,000,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods: 2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			15,000,000	
	Total	**0**	**0**	**15,000,000**	**0**

Operating Impacts

No Operating Impact

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	30000778	30000778
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Capital Project Request
2027-29 Biennium

*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:53AM

Project Number: **40000087**
Project Title: **McConnell Auditiorium Renovation**

Description

Starting Fiscal Year: 2027
Project Class: Preservation (State-Owned)
Agency Priority: 14

Project Summary

McConnell Hall, built in 1935, is one of CWU's architecturally significant campus buildings. It is home to the 750 seat McConnell Auditorium and the 350 seat Milo Smith Tower Theatre (commonly referred to as a "black box" theatre). McConnell Auditorium is part of the original historic 1935 building and the Milo Theatre was added during a 1979 renovation and addition. The purpose of this proposed McConnell Auditorium Renovation project, scheduled for the 2027-2029 biennium capital budget, is complete building upgrades and address academic program needs while preserving the building's historic character. The proposed project for this facility, which is home for the Theatre Arts Department, will improve function and preserve this valuable asset for the State of Washington.

Project Description

What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

McConnell Auditorium is part of the original 1935 building and the Milo Theatre was added during a 1979 renovation and addition. Although the building has had many maintenance and small remodeling projects, it has not had a major renovation since 2003 when the McConnell Stage and Classroom Remodel project was funded in the 2001-2003 biennium capital budget for $1.4 million. The scope of work for that project addressed life-safety and access issues with the stage area, the fly system, replaced lighting and other major components in the auditorium, upgraded support and classroom spaces, and acquired new instructional equipment to provide a safe and adequate facility for the teaching and training of students in the Theatre Arts program. However, because of the limited funding, the project was not able to address and replace all of the programmed lighting and sound equipment slated for upgrade.

In 2015, the Theatre Arts department was able to replace the aging sound system with a complete new state of the art digital sound system that brought this enterprise facility in line with current and emerging industry and educational standards. The Theatre Arts department had been preparing for this upgrade for several years with peripheral enhancements that culminated in a total system overhaul. It was supported by broad financial backing including minor works program, the Theatre Arts Department Student Services and Activities Committee, the Provost, and the College of Arts and Humanities.

This project capital budget funding request is being proposed as a "stand-alone" renovation project to be designed, permitted, and constructed within the biennium. The project is expected to be complete for an overall project cost of $14.9 million. The project intent is to provide necessary upgrades to life-safety, code compliance, seismic, HVAC, electrical, telecommunications, data, building systems, infrastructure, interior, and the exterior building envelop.

McConnell Hall has never had a major renovation. The purpose of this proposed project is to strategically schedule the funding to ensure complete improvements and necessary interior and exterior upgrades can be realized. The renovation will address outdated building components you expect to find in a building built in a mid-1930s-era facility. If this proposed project is not funded, the building will deteriorate because needed upgrades to the building interior spaces, instructional technology, building infrastructure, envelop, and energy systems will not be realized. Deferred repair costs will increase along with state operating funds that will be needed to maintain and operate a very energy inefficient facility.

McConnell Hall is the home of the Theatre Arts Department, which uses the facility to support the following diverse academic programs:
Undergraduate Degree Programs:
Bachelor of Arts – Theatre Studies'
Bachelor of Fine Arts – Design and Production

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Capital Project Request

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*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:53AM

Project Number: **40000087**
Project Title: **McConnell Auditiorium Renovation**

Description

Bachelor of Fine Arts – Musical Theatre
Bachelor of Fine Arts – Performance
Bachelor of Fine Arts – Theatre Education
Graduate Degree Programs:
Masters of Arts – Theatre Studies
Masters of Arts – Theatre Production
Minor and Certificate Programs:
Minor – Theatre Studies
Certificate – International Theatre Experience

Theatre Arts uses McConnell Auditorium for no less than four to twelve large-scale productions every year. The department also supports public events, which includes community partner productions and rentals as well as program specific classes, rehearsals, and performances. McConnell Auditorium is used nearly every day during the academic year, and throughout the summer when summer classes are held. McConnell Auditorium serves many various constituents that use the space throughout the year. These stakeholders and users, which are supported by the Theatre Arts staff when using the facility, include (but are not limited to) the following: CWU Orchesis Dance, CWU Film and Video Studies, Washington Girls State, local high school theatrical performances, Central Washington Dance ensemble productions, State of the University address, and the Ellensburg Film Festival.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Preservation - Unidentified

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	15,000,000				
	Total	**15,000,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			15,000,000	
	Total	**0**	**0**	**15,000,000**	**0**

Operating Impacts

No Operating Impact

Project Number: 40000087
Project Title: McConnell Auditiorium Renovation

Operating Impacts

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000087	40000087
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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2035 – 2037
PROJECTS

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*

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:53AM

Project Number: **40000220**
Project Title: **Decarb Pkg - Group 7&8: North Campus Geo Conversion**

Description

Starting Fiscal Year: 2033
Project Class: Preservation (State-Owned)
Agency Priority: 16

Project Summary

Central Washington University seeks funding to support multiple initiatives to reduce our dependency on fossil fuel-fired boilers for building heat and build out the utility systems of our future state. In short, HB 1390 requires CWU to remove fossil fuels from our heating systems and meet a campus-wide energy use target, both by 2040. Development of our 15-year Decarbonization Plan, which identifies strategies, phasing, and costs to meet these goals, is nearly complete. This project for the 2033-2035 biennium identifies that we would establish infrastructure upgrades to support the expansion of the geothermal system throughout campus serving miscellaneous buildings not captured in the previous Capital request.

Project Description

1.What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

Decarbonization is apriority of CWU, mirroring the legislative efforts at the state and federallevels and is a critical part of the development of our Climate ActionPlan.

This request is a priority because, along with being a cornerstone of CWU's Climate Action Plan strategy, compliance with HB 1390 requires removal offossil fuels for campus heating by 2040. Our decarbonization plan relies on a phased approach to implementing the decarbonized system. This capital requestis a significant piece of the decarbonization plan and sets the University upto responsibly meet HB 1390. This project represents Group 7 &8 the decarbonization plan roadmap. The implementation and completion of these projects would result incompleting CWU's key performance indicators for the Clean Building performance along with making a substantial impact to our decarbonization efforts in a timely manner.

This project would result in the installation of new low temperature hot water infrastructure piping serving miscellaneous buildings on the North side of campus including:
Jongeward, Alford-Montgomery, Kennedy Hall, North Hall, Carmody-Murano Hall, Wahle apartments, Green Hall, Wilson Hall and Health Education.

The extent of these retrofits varies by building,depending on the existing systems, and the new systems were selected to minimize building downtime and impact to students. While the GEP and the in-building conversions go hand-in-hand, it may be possible to fund the building conversions first if needed. However, the buildings must be converted before the GEP comes on-line, otherwise the GEP will not have a load to serve.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Central Washington University is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

OFM

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:53AM

Project Number: 40000220
Project Title: Decarb Pkg - Group 7&8: North Campus Geo Conversion

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2027-29 Fiscal Period Reapprops	2027-29 Fiscal Period New Approps
26C-1	Climate Commit Accou-State	15,422,000				
	Total	**15,422,000**	**0**	**0**	**0**	**0**

Acct Code	Account Title	Future Fiscal Periods 2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State				15,422,000
	Total	**0**	**0**	**0**	**15,422,000**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	40000220	40000220
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:54AM

Project Number: **30000829**
Project Title: **Shaw Smyser Upgrade**

Description

Starting Fiscal Year: 2031
Project Class: Preservation (State-Owned)
Agency Priority: 17

Project Summary

Shaw-Smyser Hall is one of CWU's architecturally significant campus buildings. Shaw-Smyser Hall is located just west of CWU's first campus building, Barge Hall. The purpose of this proposed Shaw-Smyser Upgrade project in the 2027-2029 biennium capital budget is to complete building upgrades and address academic program needs while preserving the building's historic character. The project for this facility, which is home for the College of Business, will improve function and preserve this valuable asset for the State of Washington.

Project Description

What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

Currently, Shaw-Smyser Hall is composed of Shaw Memorial Hall and Smyser Hall (originally the Classroom Building and the Library, respectively). The architectural massing of this building is double and attached. The building was constructed in piece-meal and connected over the course of several decades. The south half of the building, originally known as "the Library," was constructed in 1924-1925. In 1929 the Classroom Building was constructed just north of and adjoining the Library. In 1963, the Classroom Building was renamed Shaw Memorial Hall and the Library was renamed Smyser Hall. In 1994, the buildings were remodeled with additions including upper stories.

The proposed project capital budget funding request is as a "stand-alone" renovation project in the biennium to strategically prioritize both the design and construction within that biennium for an overall project cost of $14.9 million.The project intent is to provide necessary upgrades to life/safety, code compliance, seismic, HVAC, electrical, telecommunications, data, building systems, infrastructure, interior, and the exterior building envelop.

Shaw-Smyser has not had a major renovation since 1994. The purpose of this proposed project is to strategically schedule the funding to ensure complete infrastructure improvements and necessary interior and exterior upgrades can be realized. If this proposed project is not funded, the needed upgrades to the building envelop, the interior spaces, instructional technology, building infrastructure, and energy systems will not be realized. Deferred repair costs will increase along with state operating funds that will be needed to maintain and operate a very energy inefficient facility.

This project will not have an associated predesign. As a "stand-alone" renovation project, alternatives will be considered during the schematic design phase after project funded has been secured. CWU values preservation, restoration, and stewardship of its significant historic buildings. For a detailed estimate of the overall probable cost of the project refer to the accompanying Shaw-Smyser Upgrade C100. CWU is planning and scheduling the project to request funding required to update the instructional space and complete all of the needed renovation and infrastructure updates. This project's priority is to address current and future demands of the College of Business academic programs and to update existing infrastructure and building systems.

Shaw-Smyser is the home of the College of Business, which uses the facility to support the following academic programs:
Undergraduate Degree Programs:
Bachelor of Science – Accounting
Bachelor of Science - Economics
Bachelor of Science – Entrepreneurship (new Fall of 2021)
Bachelor of Science – General Business

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:54AM

Project Number: **30000829**
Project Title: **Shaw Smyser Upgrade**

Description

Bachelor of Science – Personal Financial Planning
Bachelor of Applied Science – Supply Chain Management
Graduate Degree Programs:
Masters of Professional Accounting
Graduate Certificate in Professional Accounting
Graduate Certificate in Professional Tax Practice
Human Resource Management Graduate Certificate
Minor and Certificate Programs:
Minor – Accounting
Certificate – Accounting
Minor – Business Analytics
Minor – Digital Marketing
Certificate – Digital Marketing
Minor – Entrepreneurship
Minor – Finance
Minor – General Business
Minor – Human Resource Management
Minor – Sport Business
Certificate – Sport Business
Minor – Supply Chain Management
Certificate – Supply Chain Management

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Preservation - Unidentified

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

Acct Code	Account Title	Estimated Total	Expenditures: Prior Biennium	Expenditures: Current Biennium	2027-29 Fiscal Period: Reapprops	2027-29 Fiscal Period: New Approps
057-1	State Bldg Constr-State	15,000,000				
	Total	**15,000,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

Acct Code	Account Title	2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				15,000,000
	Total	**0**	**0**	**0**	**15,000,000**

Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:54AM

Project Number: **30000829**
Project Title: **Shaw Smyser Upgrade**

Operating Impacts

No Operating Impact

OFM

Capital Project Request

2027-29 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	30000829	30000829
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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OFM

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2027-29 Biennium

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:54AM

Project Number: **30000831**
Project Title: **Academic Storage Facility**

Description

Starting Fiscal Year: 2033
Project Class: Preservation (State-Owned)
Agency Priority: 18

Project Summary

This request is to construct a new, heated academic storage facility. This request is needed to provide a permanent storage location for a large volume of items that are currently shuffled around campus as space becomes available. The new academic storage facility would also allow valuable space, that is currently used for storage within the core of campus, to be reassigned and remodeled for higher value functions.

Project Description

What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system.

This request is to construct a new, heated academic storage facility. This request is needed to provide a permanent storage location for a large volume of items that are currently shuffled around campus as space becomes available. The new academic storage facility would also allow valuable space, that is currently used for storage within the core of campus, to be reassigned and remodeled for higher value functions.

The result of this request may include design or engineering (as required), along with the implementation of replacement and upgrade of instructional supporting equipment, devices, and technolgoy.

This minor work program continues the CWU strategy of reducing our overall maintenance backlog by tactfully identifying projects with the highest impact on improving FCI data feedback and serving the campus community by ensuring facilities, structures, systems are preserved and usefulness of life is extended.

Location

City: Ellensburg **County:** Kittitas **Legislative District:** 013

Project Type

Preservation - Unidentified

Growth Management impacts

Central Washington University (CWU) is required to adhere to the State Environmental Policy Act (SEPA). The SEPA process is where growth management act impacts are considered. CWU coordinates planning efforts with all applicable city and county jurisdictions.

Funding

			Expenditures		2027-29 Fiscal Period	
Acct Code	**Account Title**	**Estimated Total**	**Prior Biennium**	**Current Biennium**	**Reapprops**	**New Approps**
057-1	State Bldg Constr-State	7,679,000				
	Total	**7,679,000**	**0**	**0**	**0**	**0**

Future Fiscal Periods

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Version: 01 2027-2029 Capital Budget: FINAL

Report Number: CBS002
Date Run: 9/14/2026 11:54AM

Project Number: 30000831
Project Title: Academic Storage Facility

Funding

		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				7,679,000
	Total	**0**	**0**	**0**	**7,679,000**

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

Parameter	Entered As	Interpreted As
Biennium	2027-29	2027-29
Agency	375	375
Version	01-A	01-A
Project Classification	*	All Project Classifications
Capital Project Number	30000831	30000831
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

FINAL PAGE OF CENTRAL WASHINGTON UNIVERSTITY'S
2025-2027 CAPITAL BUDGET REQUEST

Thank you for your consideration!

CWU™