

UNIVERSITY OF WASHINGTON

Agency 360

2027-2029 BIENNIAL CAPITAL BUDGET REQUEST

September 14, 2026

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University of Washington 2027-2029 Biennial Capital Budget Introduction

INSTITUTIONAL BACKGROUND

As the state's flagship university, the University of Washington (UW) serves more students than any institution in the Northwest, educating nearly 64,000 students annually, including both undergraduate (72 percent) and graduate/professional (28 percent) students. Founded in 1861, the UW is one of the oldest state-supported institutions of higher education on the West Coast. The University is deeply committed to upholding the responsibility that comes with that legacy. As a public institution, the UW remains dedicated to accessibility, ensuring that all Washingtonians can benefit from its world-class libraries, arts and cultural programs, athletics, and leading medical care. The UW also fulfills its public mission by engaging with communities across the state and advancing knowledge and discovery that improves quality of life.

Across its three campuses, the University offers 499 academic programs through 865-degree options. Average time to degree is 3.7 years and 83 percent of first-year students graduate within six years. The University is also proud that 28 percent of incoming first-year students are the first in their families to pursue a four-year degree. In addition, 16 percent of undergraduates transferred from Washington's community and technical college system, demonstrating the University's commitment to providing accessible pathways to higher education.

THE CAMPUSES

The UW Seattle campus comprises 18 colleges and schools that provide educational opportunities to just over 52,000 students, from first-year undergraduates to doctoral candidates. Its 639-acre campus is widely regarded as one of the nation's most beautiful, featuring the historic Liberal Arts Quadrangle and its iconic Collegiate Gothic architecture. While serving the educational needs of Washington students, the campus's impact extends across the globe.

Through their continued growth and diverse academic offerings, the Bothell and Tacoma campuses expand access to higher education and workforce preparation, providing programs tailored to the needs of their students, communities, and regional economies.

Founded in 1990, UW Bothell is situated on a 135-acre campus and serves more than 6,000 students through five schools offering 59 undergraduate and graduate degree programs. It is the only four-year public university in Washington that shares a campus with a two-year public community college, Cascadia College. UW Bothell emphasizes close student-faculty engagement and provides access to high-quality education through innovative curricula, interdisciplinary teaching and research, and a dynamic multicultural learning environment.

Also founded in 1990, UW Tacoma serves just over 5,000 students through eight schools offering 70 undergraduate and 15 graduate degree programs. Its 46-acre downtown campus, created through the restoration and adaptive reuse of historic buildings in Tacoma's Warehouse District, has received national recognition. As an urban-serving university, UW Tacoma expands educational opportunities, strengthens communities, and contributes to regional economic development through deep community engagement.

MISSION STATEMENT

The primary mission of the UW is the preservation, advancement, and dissemination of knowledge. The University preserves knowledge through its libraries and collections, its courses, and the scholarship of its faculty. It advances new knowledge through many forms of research, inquiry, and discussion, and disseminates it through the classroom, the laboratory, scholarly exchanges, creative practice, international education, and public service. As one of the nation's outstanding teaching and research institutions, the University is committed to maintaining an environment for objectivity and imaginative inquiry. This environment ensures the production of new knowledge through the original scholarship and research, and the free exchange of facts, theories, and ideas.

VISION STATEMENT ¹

The UW educates a diverse student body to become responsible global citizens and future leaders through a challenging learning environment informed by cutting-edge scholarship.

Discovery is at the heart of our university.

We discover timely solutions to the world's most complex problems and enrich people's lives throughout our community, the state of Washington, the nation, and the world.

CORE VALUES

- **UW standard of excellence:** We recruit the best, most diverse, and innovative faculty and staff from around the world, encouraging a vibrant intellectual community for our students. We link academic excellence to cutting-edge research through scholarly exploration and intellectual rigor. We hold ourselves to the highest standards of ethics, as a beacon for our community and the world.
- **Academic community:** We are educators and learners. We promote access to excellence and strive to inspire through education that emphasizes the power of discovery and the foundation of critical and analytic thinking. We foster creativity, challenge the boundaries of knowledge, and cultivate independence of mind through unique interdisciplinary partnerships.
- **World leaders in research:** We have grown into the most successful public research university in the nation in attracting support for our research. Ours is a proud culture of innovation, collaboration and discovery that has transformational impact.
- **Celebrating place:** The natural beauty of the Pacific Northwest envelops us. This is an important element of who we are, for this awe-inspiring place not only anchors us, it reaffirms our desire to effect positive change in the world around us. We accept gratefully our role in preserving and enhancing Washington: the place, the people, our home.
- **Spirit of innovation:** As Washingtonians, we are profoundly optimistic about our future. Based on our past and present, we find inspiration for the future. Ours is a culture with a determined persistence that engenders innovation and a belief that our goals can be realized.
- **World citizens:** We are compassionate and committed to the active pursuit of global engagement and connectedness. We assume leadership roles to make the world a better place through education and research. We embrace our role to foster engaged and responsible citizenship as part of the learning experience of our students,

¹ The University is currently in the process of developing our Strategic Framework 2026-2030 to further refine this vision.

faculty, and staff.

- **Being public:** As a public university we are deeply committed to serving all our citizens. We collaborate with partners from around the world to bring knowledge and discovery home to elevate the quality of lives of Washingtonians. This measure of public trust and shared responsibility guides our decision-making as well as our aspirations and vision for the future.

2027-2029 BIENNIAL CAPITAL BUDGET REQUEST SUMMARY

The University of Washington's 2027-29 Capital Budget Request seeks state investment to advance critical academic, student success, and campus stewardship priorities across all three campuses. Key State Building Construction Account requests include the UW Bothell Husky Hall Replacement project, which will create a new academic hub; the UW Tacoma Revitalizing the Campus Core project, which will transform historic buildings into a centralized student services center; and UW Seattle's Intellectual House Phase 2, which will provide culturally grounded learning, gathering, and support spaces for Native American and Alaska Native students.

The request also seeks continued Climate Commitment Account funding to support the University's decarbonization efforts through Power Plant Decarbonization 27-29, including Campus Hot Water Loop Phase 2 and campus cooling improvements that reduce energy consumption and greenhouse gas emissions. In addition, projects funded through the UW Building Account will continue to address deferred maintenance through Minor Works, Infrastructure Renewal, and Seismic Improvements programs, while ongoing support from the Model Toxics Control Capital Account will help address soil remediation and environmental compliance needs at the Tacoma campus.

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UW 2027-2029 State Capital Budget Request and Ten-Year Plan

PROPOSED PROJECTS	Phase(s)	Total Project Budget	2027-2029		2029-2031		2031-2033		2033-2035		2035-2037		Total State Funds	Total UW BA Funds	
Funding in \$1,000's			State Funds	UW Bldg. Account	State Funds	UW Bldg. Account	State Funds	UW Bldg. Account	State Funds	UW Bldg. Account	State Funds	UW Bldg. Account			
STATE 057 BUILDING CONSTRUCTION ACCOUNT															
UW Bothell - Husky Hall Replacement	D/E/C	93,811	73,300	-	-	-	-	-	-	-	-	-	73,300	-	
UW Tacoma - Revitalizing the Campus Core	D/E/C	74,500	67,000	-	-	-	-	-	-	-	-	-	67,000	-	
Intellectual House - Phase 2 (additional)	D/C	16,750	5,000	-	-	-	-	-	-	-	-	-	5,000	-	
FUTURE RENEWAL PROJECTS - PLACEHOLDER	D/E/C	680,000	-	-	155,000	-	165,000	-	175,000	-	185,000	-	680,000	-	
TOTALS		865,061	145,300	-	155,000	-	165,000	-	175,000	-	185,000	-	825,300	-	
CLIMATE COMMITMENT ACCOUNT 26-C															
UW Seattle - Power Plant Decarbonization	D/C	201,700	100,200	-	-	-	-	-	-	-	-	-	100,200	-	
FUTURE DECARBONIZATION PROJECTS - PLACEHOLDER	D/C	400,000	-	-	100,000	-	100,000	-	100,000	-	100,000	-	400,000	-	
TOTALS		601,700	100,200	-	100,000	-	100,000	-	100,000	-	100,000	-	500,200	-	
MODEL TOXICS CONTROL CAPITAL ACCOUNT 23-N															
UW Tacoma - Soil Remediation	D/C	Ongoing	2,500	-	3,000	-	3,000	-	3,000	-	2,500	-	14,000	-	
TOTALS		-	2,500	-	3,000	-	3,000	-	3,000	-	2,500	-	14,000	-	
UW 064 BUILDING ACCOUNT															
UW Major Infrastructure (Seismic Improvements)	D/C	112,300	-	13,700	-	14,200	-	17,300	-	-	-	-	-	45,200	
UW Bothell - Asset Preservation (Minor Works) 27-29	D/C	3,729	-	3,729	-	-	-	-	-	-	-	-	-	3,729	
UW Seattle - Asset Preservation (Minor Works) 27-29	D/C	21,600	-	21,600	-	-	-	-	-	-	-	-	-	21,600	
UW Seattle - Infrastructure Renewal 27-29	D/C	14,279	-	14,279	-	-	-	-	-	-	-	-	-	14,279	
UW Tacoma - Infrastructure Renewal 27-29	D/C	3,712	-	3,712	-	-	-	-	-	-	-	-	-	3,712	
Preventive Facility Maintenance and Building System Repairs	N/A	129,125	-	25,825	-	25,825	-	25,825	-	25,825	-	25,825	-	129,125	
ASSET PRESERVATION/INFRASTRUCTURE RENEWAL - PLACEHOLDER	N/A	293,400	-	-	-	45,900	-	57,600	-	88,500	-	101,400	-	293,400	
TOTALS		578,145	-	82,845	-	85,925	-	100,725	-	114,325	-	127,225	-	511,045	
REAPPROPRIATIONS (per the CBS as of September 5, 2026)															
Chemical Sciences & Bagley Hall (CSB Only)	D/C	231,153	119,971	-	-	-	-	-	-	-	-	-	119,971	-	
FY24 Energy Renewal Program	D/C	38,900	31,633	-	-	-	-	-	-	-	-	-	31,633	-	
Infrastructure Renewal 25-27	D/C	39,350	36,992	-	-	-	-	-	-	-	-	-	36,992	-	
UW Bothell - Asset Preservation (Minor Works) 25-27 Group 1	D/C	3,241	3,241	-	-	-	-	-	-	-	-	-	3,241	-	
UW Seattle - Asset Preservation (Minor Works) 25-27	D/C	11,781	11,781	-	-	-	-	-	-	-	-	-	11,781	-	
UW Tacoma - Asset Preservation (Minor Works) 25-27 Group 1	D/C	5,287	5,287	-	-	-	-	-	-	-	-	-	5,287	-	
Power Plant Electrification & Campus Hot Water Loop - Phase 1	D/C	47,500	47,500	-	-	-	-	-	-	-	-	-	47,500	-	
Ctr for Advanced Materials and Clean Energy Research Test Beds	D/C	29,000	10,975	-	-	-	-	-	-	-	-	-	10,975	-	
Intellectual House - Phase 2 (original)	D/C	See 057	8,965	-	-	-	-	-	-	-	-	-	8,965	-	
UW Tacoma - Soil Remediation (original)	D/C	See 23-N	3,731	-	-	-	-	-	-	-	-	-	3,731	-	
UW Major Infrastructure (Seismic Improvements) (original)	D/C	See 064	3,460	-	-	-	-	-	-	-	-	-	3,460	-	
Preventive Facility Maintenance and Building System Repairs	N/A	See 064	15,065	-	-	-	-	-	-	-	-	-	15,065	-	
TOTALS		406,212	298,601	-	-	-	-	-	-	-	-	-	298,601	-	
FIVE BIENNIA - TEN YEAR ESTIMATED TOTALS		2,451,118	546,601	82,845	258,000	85,925	268,000	100,725	278,000	114,325	287,500	127,225	1,638,101	511,045	

Phase Key: Acq. = Acquisition, C = Construction, D = Design, E = Enabling Project(s), PD = Pre-design

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360 - University of Washington Ten Year Capital Plan by Project Priority

2027-29 Biennium *

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS001

Date Run: 9/14/2026 9:37AM

Project by Agency Priority										
<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2027-29</u>	<u>New Approp 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>	<u>Estimated 2033-35</u>	<u>Estimated 2035-37</u>
0	40000146 Chemical Sciences & Bagley Hall									
	057-1 State Bldg Constr-State	129,000,000	1,340,000	7,689,000	119,971,000					
	148-6 HE - Dedicated Locl-Non-Appropriated	102,153,000			61,000,000	41,153,000				
	Project Total:	231,153,000	1,340,000	7,689,000	180,971,000	41,153,000				
0	40000147 FY24 Energy Renewal Program									
	26C-1 Climate Commit Accou-State	38,900,000		7,267,000	31,633,000					
0	40000159 Infrastructure Renewal 25-27									
	057-1 State Bldg Constr-State	39,350,000		2,358,000	36,992,000					
	064-1 UW Building Account-State									
	Project Total:	39,350,000		2,358,000	36,992,000					
0	40000161 UW Bothell - Asset Preservation (Minor Works) 25-27 Group 1									
	057-1 State Bldg Constr-State	4,530,000		1,289,000	3,241,000					
	064-1 UW Building Account-State									
	Project Total:	4,530,000		1,289,000	3,241,000					
0	40000163 UW Seattle - Asset Preservation (Minor Works) 25-27									
	057-1 State Bldg Constr-State	22,080,000		10,299,000	11,781,000					
	064-1 UW Building Account-State									
	Project Total:	22,080,000		10,299,000	11,781,000					
0	40000164 UW Tacoma - Asset Preservation (Minor Works) 25-27 Group 1									
	057-1 State Bldg Constr-State	5,415,000		128,000	5,287,000					
	064-1 UW Building Account-State									

360 - University of Washington Ten Year Capital Plan by Project Priority

2027-29 Biennium *

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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
Project Total:		5,415,000		128,000	5,287,000					
0	40000213 Power Plant Electrification & Campus Hot Water Loop - Phase 1									
	26C-1 Climate Commit Accou-State	47,500,000			47,500,000					
0	91000016 Ctr for Advanced Materials and Clean Energy Research Test Beds									
	057-1 State Bldg Constr-State	29,000,000	17,714,000	311,000	10,975,000					
	148-6 HE - Dedicated Locl-Non-Appropriated									
Project Total:		29,000,000	17,714,000	311,000	10,975,000					
1	40000214 UW Bothell - Husky Hall Replacement									
	057-1 State Bldg Constr-State	73,300,000				73,300,000				
	148-6 HE - Dedicated Locl-Non-Appropriated	20,511,000				20,511,000				
Project Total:		93,811,000				93,811,000				
2	40000215 UW Tacoma - Revitalizing the Campus Core									
	057-1 State Bldg Constr-State	67,000,000				67,000,000				
	148-6 HE - Dedicated Locl-Non-Appropriated	7,500,000				7,500,000				
Project Total:		74,500,000				74,500,000				
3	40000100 Intellectual House - Phase 2									
	057-1 State Bldg Constr-State	14,000,000	31,000	4,000	8,965,000	5,000,000				
	148-6 HE - Dedicated Locl-Non-Appropriated	2,750,000			2,750,000					
Project Total:		16,750,000	31,000	4,000	11,715,000	5,000,000				
4	40000222 UW Seattle - Power Plant Decarbonization 27-29									
	148-6 HE - Dedicated Locl-Non-Appropriated	101,500,000				101,500,000				

360 - University of Washington Ten Year Capital Plan by Project Priority 2027-29 Biennium *

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Project by Agency Priority										
<u>Priority</u>	<u>Project by Account-EA Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2027-29</u>	<u>New Approp 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>	<u>Estimated 2033-35</u>	<u>Estimated 2035-37</u>
4	40000222 UW Seattle - Power Plant Decarbonization 27-29 26C-1 Climate Commit Accou-State	100,200,000				100,200,000				
Project Total:		201,700,000				201,700,000				
5	40000220 UW Bothell - Asset Preservation (Minor Works) 27-29 064-1 UW Building Account-State	3,729,000				3,729,000				
6	40000221 UW Seattle - Asset Preservation (Minor Works) 27-29 064-1 UW Building Account-State	21,600,000				21,600,000				
7	40000219 UW Tacoma - Infrastructure Renewal 27-29 064-1 UW Building Account-State	3,712,000				3,712,000				
8	40000218 UW Seattle - Infrastructure Renewal 27-29 064-1 UW Building Account-State	14,279,000				14,279,000				
9	30000808 UW Major Infrastructure 057-1 State Bldg Constr-State 064-1 UW Building Account-State	12,300,000 2,000,000 49,119,000 100,000,000		6,840,000 5,681,000	3,460,000	13,700,000	14,200,000	17,300,000		
Project Total:		112,300,000	51,119,000	12,521,000	3,460,000	13,700,000	14,200,000	17,300,000		
10	92000002 UW Tacoma Campus Soil Remediation 057-1 State Bldg Constr-State 173-1 State Toxics Control-State 23N-1 MTC Capital Account-State	4,300,000 2,158,000 19,825,000	4,300,000 2,158,000 1,872,000		3,731,000	2,500,000	3,000,000	3,000,000	3,000,000	2,500,000
Project Total:		26,283,000	8,330,000	222,000	3,731,000	2,500,000	3,000,000	3,000,000	3,000,000	2,500,000
11	91000029 Preventive Facility Maintenance and Building System Repairs 064-1 UW Building Account-State	180,775,000	25,825,000	10,760,000	15,065,000	25,825,000	25,825,000	25,825,000	25,825,000	25,825,000

360 - University of Washington Ten Year Capital Plan by Project Priority 2027-29 Biennium *

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Total	1,167,367,000	104,359,000	52,848,000	362,351,000	501,509,000	43,025,000	46,125,000	28,825,000	28,325,000
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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
057-1 State Bldg Constr-State	400,275,000	25,385,000	28,918,000	200,672,000	145,300,000				
064-1 UW Building Account-State	324,095,000	74,944,000	16,441,000	15,065,000	82,845,000	40,025,000	43,125,000	25,825,000	25,825,000
148-6 HE - Dedicated Locl-Non-Appropriated	234,414,000			63,750,000	170,664,000				
173-1 State Toxics Control-State	2,158,000	2,158,000							
23N-1 MTC Capital Account-State	19,825,000	1,872,000	222,000	3,731,000	2,500,000	3,000,000	3,000,000	3,000,000	2,500,000
26C-1 Climate Commit Accou-State	186,600,000		7,267,000	79,133,000	100,200,000				
Total	1,167,367,000	104,359,000	52,848,000	362,351,000	501,509,000	43,025,000	46,125,000	28,825,000	28,325,000

Ten Year Capital Plan by Project Priority
2027-29 Biennium *

Report Number: CBS001
Date Run: 9/14/2026 9:37AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Functional Area	*	All Functional Areas
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Priority	Priority
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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**Department of Archaeology and Historic Preservation
Review Letter & Exempt Project List**

Correspondence	
UW Request Letter to DAHP	5-20-26
DAHP Compliance Response Letter to UW	6-10-26

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Date: May 20, 2026

To: Maddie Levesque, Architectural Historian, DAHP

From: Julie Blakeslee
University Environmental & Land Use Planner

Subject: Executive Order 21-02 Review in Support of State Budget Request

In accordance with Executive Order 21-02 directing agencies to consult with the Department of Archaeology and Historic Preservation (DAHP) on all capital construction projects to be considered for state funding or for pre-design reports, the University of Washington is hereby seeking exemptions for and providing information on proposed projects described below.

UW BOTHELL HUSKY HALL – The UW Bothell is seeking funding for design and construction of a new Husky Hall to be constructed on the same site of a one-story building of the same name. The building is anticipated to provide needed space for general purpose classrooms, simulation lab for pre-licensure nursing program, multidisciplinary collaboration space, and School of Business hub. This is located in a UW Bothell Campus Master Plan development area.

UW TACOMA CAMPUS CORE REVITALIZATION – The UW Tacoma is seeking funding for revitalizing the campus core by renovation or alteration of the Swiss, Wild and Tioga buildings located in the center of the campus and are currently unoccupied due to their condition. They are located within the Union Depot/Warehouse Historic District, listed in the National, Washington, and Tacoma Registers. UW would proceed with the National and State process through DAHP and local process with Tacoma Landmarks for design review and follow U.S. Secretary of the Interior's Standards for Rehabilitation as applicable.

INFRASTRUCTURE RENEWAL – The UW, through our Building Account, is seeking funding to design and construct various projects for campus infrastructure renewal. The components include:

- Mechanical, Electrical, and Piping (MEP) Modernization – infrastructure to help utility metering, HVAC control systems, advanced monitoring technologies to reduce energy consumption, and a new power plant chiller to comply with the 2019 State Buildings Performance Standard.
- Equity/Inclusion Accessibility improvements – remove barriers to program access by remediating pathways to/from dial-a-ride stops, transit stops, and accessible parking; classroom access updates; and add exterior door operators and Campus Automated Access Management System (CAAMS).
- Fire/Life Safety – improvements to building fire/life safety systems
- Building Envelope – improvements to building envelopes to protect the structure and extend facility life (e.g. foundation, roof, facades, and drainage)
- Conveying Systems – Elevator replacement to provide reliable modern elevators that could be maintained and operated. Replacing the elevators would improve access (passengers & freight) and mobility (ADA).
- Campus Utilities & Sitework – replace campus wide utilities infrastructure and sitework and address a portion of several building's core infrastructure and would coordinate with the Building Renewal Plan and the Sustainable Development principle of the 2019 Seattle Campus Master Plan.

The University of Washington 2027-2029 State Capital Budget Request includes construction funding for the following projects that have already received DAHP review at the pre-design and/or design phase:

CLEAN ENERGY TRANSFORMATION (DAHP 2024-09-06328) – The UW sought and received funding in the 2026 Supplemental budget for the initial clean energy project of this 10-15 year program that includes 50+ projects. The Pivot – Hot Water Loop Phase 1 project (also called Power Plant Electrification & Campus Hot Water Loop – Phase 1) includes an electrode boiler, pumps and energy transfer station in the existing main Power Plant and hot water distribution piping to provide heating hot water for the Chemical Sciences Building. This project is currently in the project definition phase of the progressive design-build process. The UW is seeking design and construction funding for the next series of Clean Energy projects in the 27-29 funding request. The Clean Energy Transformation 27-29 request includes a new UW electrical substation, reducing energy consumption through energy conservation measures in lab buildings and connecting buildings to central chilled water system, and reducing greenhouse gases through converting the primary heating source from steam to hot water for 15 buildings along the Phase 1 hot water loop.

wəłəbʔaltxʷ (INTELLECTUAL HOUSE) - Phase 2 (DAHP 2022-09-05906) – The UW is seeking design and construction funding for the second phase of wəłəbʔaltxʷ / Intellectual House. The proposed location is adjacent to the existing, Phase 1, structure in the northeast Seattle campus area. The site is identified as C4 in the 2019 Seattle Campus Master Plan. No existing structures would be removed or modified.

CHEMICAL SCIENCES BAGLEY RENOVATION (DAHP 2022-09-05906) – The UW sought and received funding for Chemical Sciences. The first phase of this multi-phased interdisciplinary project is co-locating research faculty members from Chemistry, Materials Science and Chemical Engineering departments. The new Chemistry Sciences Building is currently under design and will begin construction Summer 2026. The next phase will be for renovation of Bagley Hall. Design and construction is anticipated to occur within the 2027-2029 biennium.

SEISMIC IMPROVEMENTS (DAHP 2022-09-05906, 2020-09-05864, and 2018-09-07191; also called URM Improvements and UW Major Infrastructure in the past). – The UW requests funds for phase 6 construction of seismic improvements to upgrade unreinforced masonry (URM) buildings on the Seattle campus. Sixteen buildings were identified that require URM/façade upgrades. The UW has a number of buildings constructed with URM from the late 19th century to the mid-20th century. Twenty-five buildings were identified that require parapet bracing. UW has identified the work needed to: improve life safety; minimize structural failure; preserve historic structures; and reduce adverse effects on UW operations in the event of an earthquake. The work of this capital program plans for eight phases, depending on funding. Significant coordination with the Seattle Department of Construction & Inspections structural engineering group and Seattle Department of Neighborhoods Landmarks group has occurred during the planning of this work, including design review.

Attachments:

1. Husky Hall – site map and UW Bothell Campus Master Plan development area figure
2. UW Tacoma Campus Core Revitalization – maps of building locations and historic district
3. Clean Energy Transformation – map of proposed new substation location
4. Chemical Sciences Bagley Renovation – map of building location
5. Seismic Improvements – list of potential seismic/URM building work

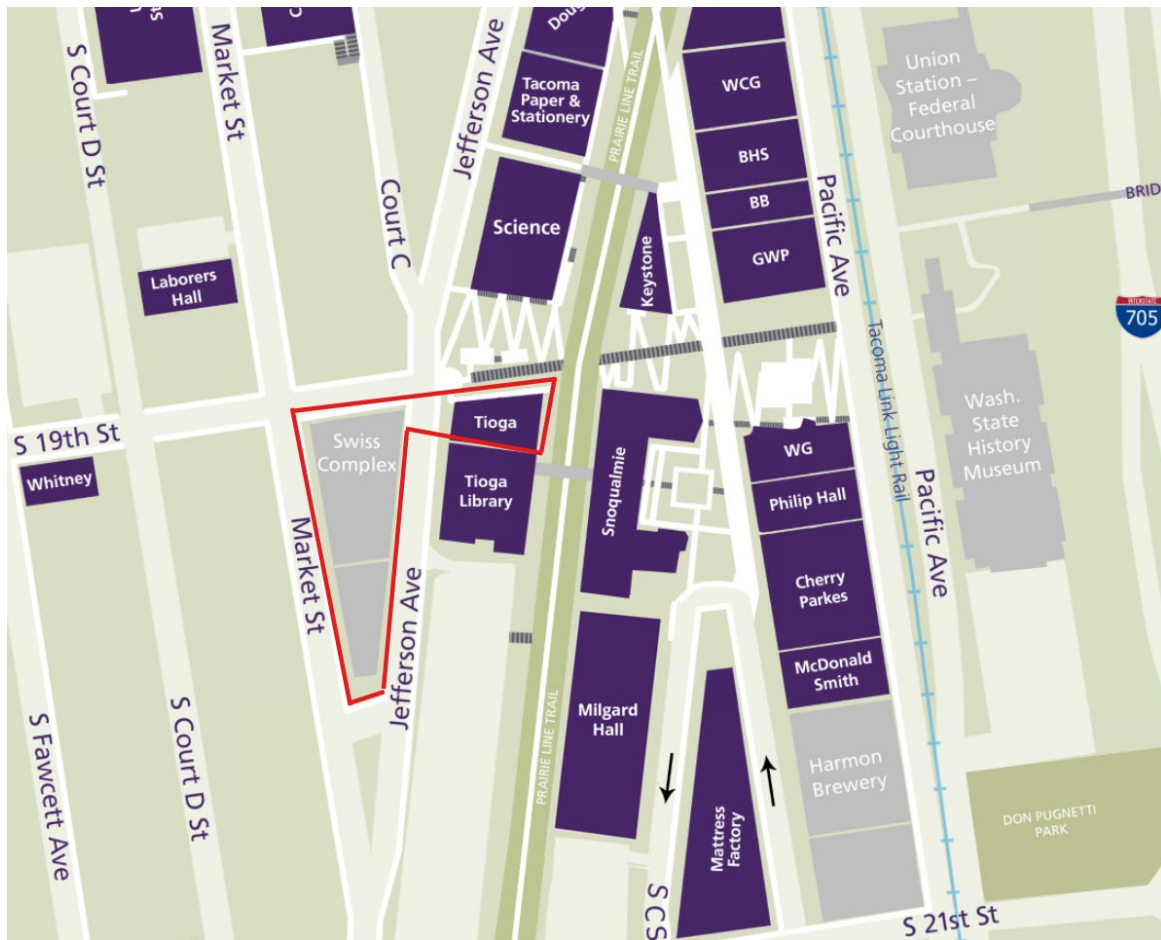
UW Bothell Campus map showing the location of the existing and proposed new Husky Hall site.



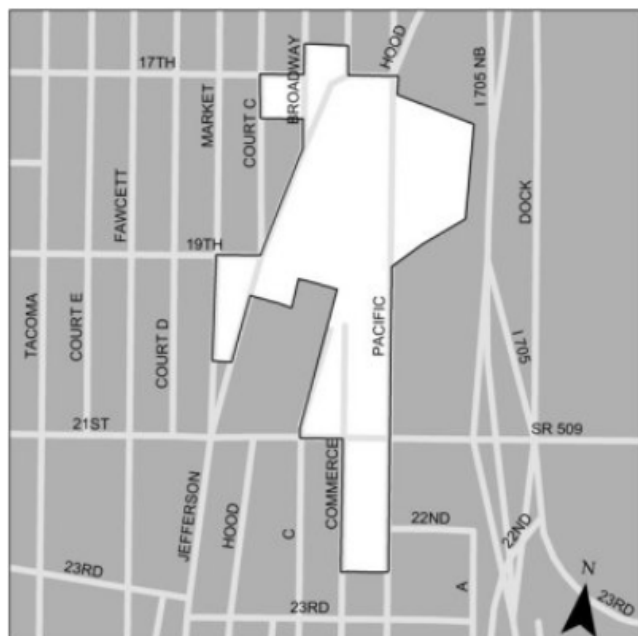
Figure 1-2 from the UW Bothell Campus Master Plan showing the location of the proposed new Husky Hall site within Development Area C.



Location of the UW Tacoma Campus Core Revitalization project buildings in the center of campus.



Tacoma Union Depot-Warehouse Historic District map



Location of the proposed new substation for part of the clean energy program:

New UW Substation

Northlake Building site was the site selected

Address:

814 NE Northlake Pl. 98105

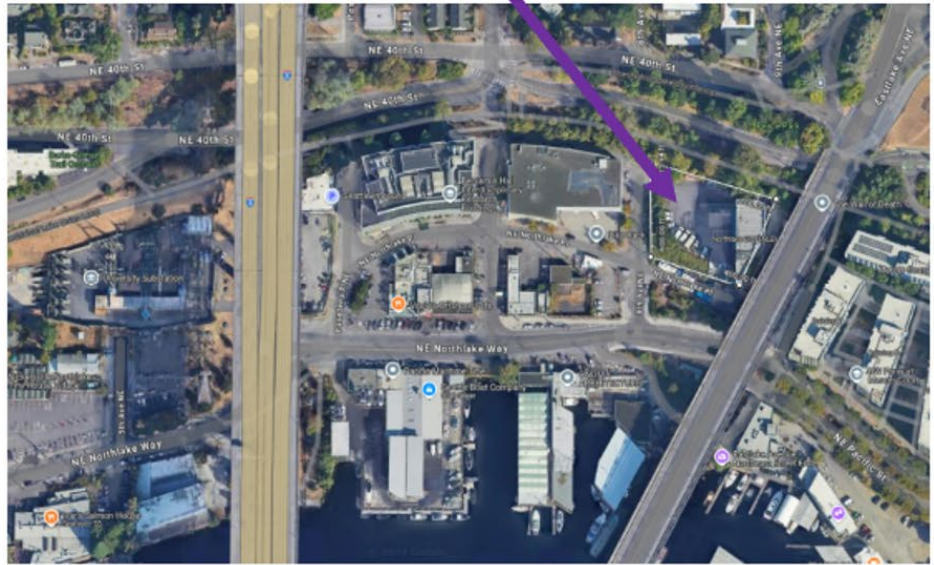
Location:

Approximately 1200 feet East of SCL's University Sub.

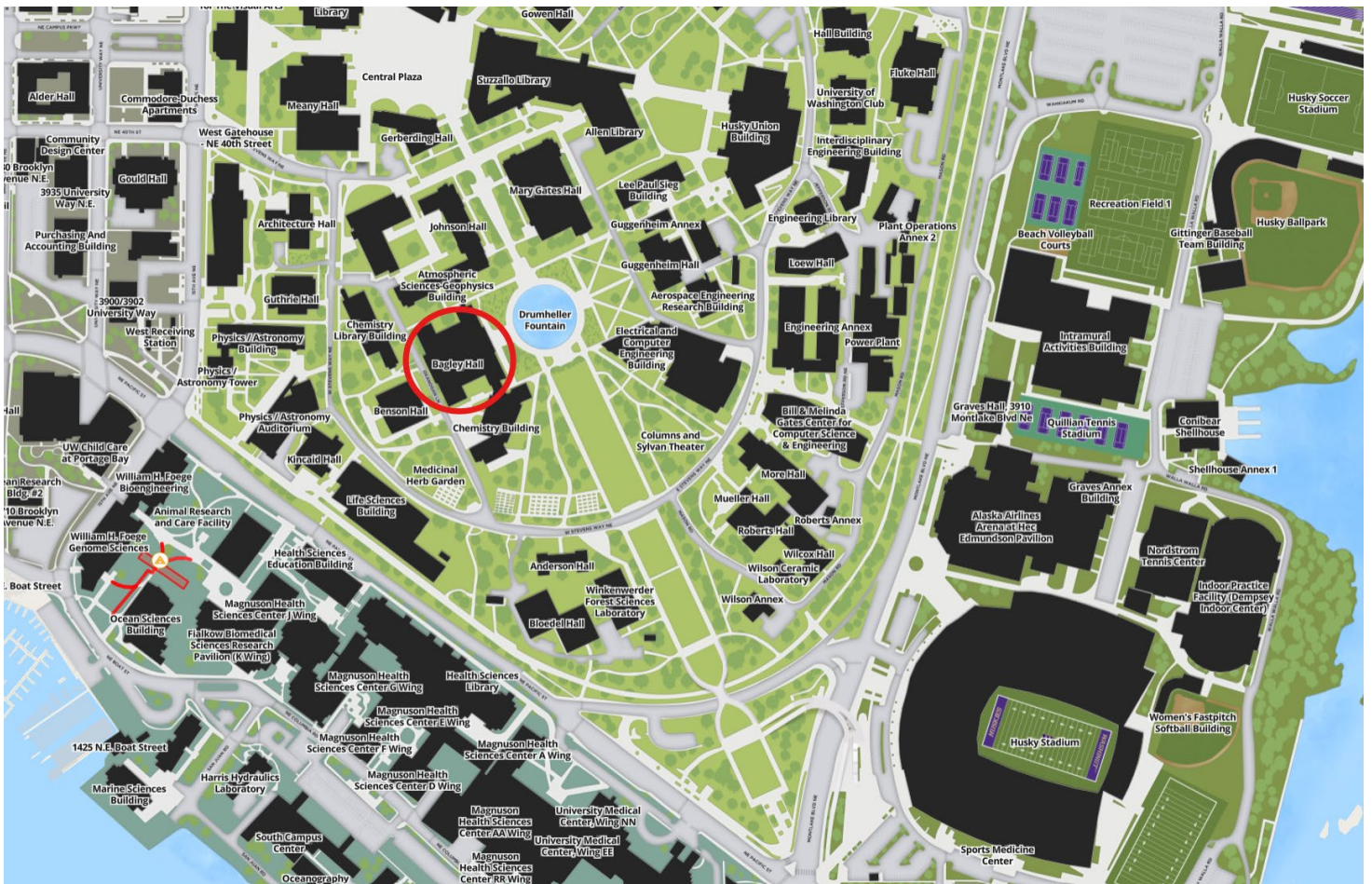
Square Footage:

28,258 sqft within property lines

Project location



Location of the Bagley Hall renovation for Chemical Sciences



University of Washington Master Seismic Mitigation Program

Building*	URM Bearing Wall	URM Non- Bearing Wall	URM Appendages	Implementation Year (as of March 2026)
Eagleson Hall	X		X	2021
Lewis Hall	X			2019
Hutchinson Hall	X	X	X	2023
Art Building	X	X	X	Set for 2027
Music Building	X	X	X	2019
Plant Operations Building	X		X	Scoped
Jacobsen Observatory	X		X	Scoped
Anderson Hall		X	X	2025
Gowen Hall		X	X	2019
Harris Hydraulics Laboratory		X	X	Scoped
Miller Hall		X	X	Scoped
Raitt Hall		X	X	Scoped
Smith Hall		X	X	2019
Communications Building			X	2019
Hec Edmundson Pavilion			X	Set for 2027
Hall Health Center			X	Scoped
Johnson Hall			X	2021
Mary Gates Hall			X	2021
Oceanography Building			X	Scoped
Pavilion Pool (demolished)			X	2024
Portage Bay Building			X	2022
Power Plant			X	2022
Savery Hall			X	2019
Suzzallo Library			X	Under constr.
Thomson Hall			X	2019

**The order of the work is dependent on funding.*



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

June 10, 2026

Julie Blakeslee
University Environmental and Land Use Planner
Campus Architecture & Planning; UW Facilities, Asset Management
University of Washington

In future correspondence please refer to:
Project Tracking Code: 2026-06-04079
Property: University of Washington State Budget Request 27-29
Re:

Julie Blakeslee:

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. Our review is based upon documentation contained in your communication.

DAHP has no concerns with the current proposed consultation plan with our department and look forward to reviewing these projects in the future.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult for this project. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in conformance with Executive Order 21-02.

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



360 - University of Washington Capital FTE Summary

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS004

Date Run: 9/14/2026 9:38AM

FTEs by Job Classification

<u>Job Class</u>	<u>Authorized Budget</u>		<u>2027-29 Biennium</u>	
	<u>2025-27 Biennium</u>			
	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>
Accountant			1.0	1.0
Accounting Manager			1.0	1.0
Administrative Assistant			1.0	1.0
Architect			1.0	1.0
Assistant Director			1.0	1.0
Construction Manager			5.0	5.0
Director			1.0	1.0
Maintenance Supervisor			2.0	2.0
Program Support			3.0	3.0
Project Integrator			3.0	3.0
Project Manager			5.0	5.0
Total FTEs			24.0	24.0

Account

<u>Account - Expenditure Authority Type</u>	<u>Authorized Budget</u>		<u>2027-29 Biennium</u>	
	<u>2025-27 Biennium</u>			
	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>
057-1 State Bldg Constr-State			2,943,222	3,035,345
064-1 UW Building Account-State			1,211,915	1,249,848
26C-1 Climate Commit Accou-State			173,131	178,550
Total Funding			4,328,268	4,463,743

Narrative

These FTE numbers are based upon actual costs from FY26 and then escalated at 3.13% per year to estimate the values for FY28 and FY29.

Capital FTE Summary
2027-29 Biennium
*

Report Number: CBS004
Date Run: 9/14/2026 9:38AM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

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University of Washington

Strategic Plan for Reducing Deferred Maintenance & Repair Backlog

Prepared in accordance with RCW 43.88.030(6)(d)

Executive Summary

The University of Washington (UW) is one of the nation's premier public research universities, serving nearly 64,000 students annually across campuses in Seattle, Bothell, and Tacoma while supporting a world-class academic medical center and extensive research enterprise. The University's educational, research, healthcare, and public service missions depend upon a diverse portfolio of facilities that include classrooms, laboratories, hospitals, libraries, museums, housing, utility infrastructure, and support facilities. The continued success of these missions depends on maintaining a safe, reliable, and resilient physical infrastructure.

The University's strategy is guided by six main priorities:

- Protect public investments by extending the useful life of existing facilities whenever practical.
- Prioritize investments that reduce operational risk and support the University's teaching, research, healthcare, and public service missions.
- Coordinate building renewal with utility modernization and campus decarbonization initiatives.
- Balance repair, renovation, replacement, and preventive maintenance to achieve the greatest long-term benefit.
- Utilize objective data and transparent prioritization methods to inform annual capital investment decisions.
- Maintain financial stewardship by balancing near-term operational needs against long-term capital resource limitations.

This Strategic Plan (Campus Asset Renewal Plan) was prepared in accordance with RCW 43.88.030(6)(d) and establishes the University's framework for reducing deferred maintenance and repair backlogs through a phased implementation strategy extending over approximately twenty-five years. Rather than presenting an isolated list of repair projects, the Plan describes an integrated capital investment program that prioritizes investments based on objective facility data while coordinating renewal with major capital improvements, energy infrastructure modernization, and ongoing maintenance activities.

The Challenge

Many of the Seattle campus facilities were constructed during periods of significant campus expansion between the 1950s and 1990s and now require substantial reinvestment to replace aging building systems, modernize infrastructure, improve energy performance, and maintain safe, dependable, and functional environments. Decades of deferred capital investment, combined with increasing construction costs, changing building codes, advancing research requirements, and evolving sustainability expectations, have created a significant backlog of deferred maintenance and repair needs across the University's campuses.

Scope of Deferred Maintenance

The University estimates that deferred maintenance exceeds **\$3.5 billion** across its statewide portfolio, including approximately **\$2.9 billion** in deferred maintenance identified within the Seattle campus Building Renewal Program (BRP). Without sustained capital investment, this backlog will

continue to grow as building systems exceed their useful lives faster than available funding can replace them.

DEFERRED MAINTENANCE AT A GLANCE		
Campus	Current Backlog	Annual Growth
Bothell	\$34.9 million	\$3.3 million
Seattle (E&G)	\$2.9 billion	\$100 million
Tacoma	\$82.4 million	\$8 million
UW Medical Center	\$500 million	\$50 million

Campus Asset Renewal Program

Recognizing the magnitude of this challenge, the University developed a comprehensive, data-driven strategy to reduce deferred maintenance and repair backlogs on the Seattle campus through the **Campus Asset Renewal Program (CARP)**, which integrates two complementary initiatives:

- **Building Renewal Program (BRP)**, which identifies, prioritizes, and phases capital investments needed to renew, renovate, repair, or replace aging facilities; and
- **Energy Renewal Program (ERP)**, which modernizes the Seattle campus utility infrastructure to improve reliability, support decarbonization, and prepare the campus for future growth.

Together, these programs provide a coordinated long-range capital investment strategy that balances facility condition, institutional priorities, operational risk, sustainability, and financial stewardship.

As the Campus Asset Renewal Program matures, the University will expand its asset renewal planning framework to include the Bothell and Tacoma campuses and UW Medical Center facilities. These assets are essential to the University's statewide education, research, and healthcare missions, and deferred maintenance within these facilities can significantly affect operational reliability, patient care, clinical services, research continuity, and academic excellence.

Expected Outcomes

Successful implementation of this strategy will improve facility reliability, reduce emergency repairs, enhance energy efficiency, strengthen seismic resilience, support climate goals, improve the quality of academic and research environments, and reduce lifecycle costs associated with aging infrastructure.

Although full implementation will require sustained investment over multiple biennia, this strategy establishes a clear and actionable roadmap for systematically reducing deferred maintenance while preserving one of Washington State's most valuable public assets.

Purpose

The purpose of this Strategic Plan is to establish the University's long-term framework for reducing deferred maintenance and repair backlogs through coordinated capital investment, lifecycle asset management, and proactive maintenance practices.

The University recognizes that preserving existing facilities is both a fiscal responsibility and a strategic investment. Academic buildings, research laboratories, healthcare facilities, utility systems, and supporting infrastructure represent billions of dollars of public investment that must continue to serve future generations of students, researchers, patients, faculty, staff, and the citizens of Washington.

Deferred maintenance occurs when building systems exceed their intended service lives, but replacement is delayed because available funding is insufficient to address all capital needs. As

systems continue to age, operational reliability declines, maintenance costs increase, emergency failures become more frequent, and the overall cost of renewal rises substantially.

Accordingly, the University's strategy is not solely focused on reducing the current backlog of deferred maintenance. Equally important is establishing sustainable capital investment practices that prevent future backlogs from accumulating by investing in preventive maintenance and renewing facilities at appropriate points within their lifecycle.

This Strategic Plan therefore serves as both:

- a roadmap for addressing existing deferred maintenance; and
- a long-term asset management strategy designed to preserve facility performance and reduce lifecycle costs.

Statutory Compliance

This Strategic Plan is organized to directly address the statutory requirements of RCW 43.88.030(6)(d) by establishing a strategy to reduce maintenance and repair backlogs that includes:

- a prioritized list of facility deficiencies;
- capital projects addressing those deficiencies;
- project cost estimates;
- an implementation schedule over a reasonable period of time; and
- identification of normal maintenance activities that reduce future backlog.

The University satisfies these requirements through the integrated planning framework established under the Campus Asset Renewal Program.

Rather than relying upon subjective assessments or isolated project requests, the University has developed a comprehensive planning methodology that evaluates facility condition across the portfolio using quantitative facility condition data, engineering assessments, operational information, academic priorities, energy infrastructure requirements, and institutional strategic objectives. This information forms the basis for identifying capital investments that provide the greatest reduction in institutional risk while supporting the University's mission.

Supporting technical documentation which includes facility condition assessments, project prioritization methodologies, building-level analyses, implementation schedules, and capital cost estimates are maintained within the Building Renewal Program, Energy Renewal Program, annual Campus Asset Renewal Program documentation, and biennial capital budget submissions.

Current Deferred Maintenance Backlog Overview

The University of Washington owns and operates one of the largest and most complex public higher education facility portfolios in the Pacific Northwest. Its facilities support instruction, research, healthcare, housing, athletics, public engagement, and campus operations across three campuses and multiple medical and research locations.

These facilities vary widely in age, complexity, and use. While numerous buildings have undergone major renovation or replacement in recent decades, a significant portion of the University's portfolio consists of facilities constructed during the rapid expansion of higher education following World War II. Many of these buildings have now reached or exceeded the expected service lives of their major building systems.

As building systems age, deferred maintenance needs accumulate across nearly every building component, including roofing, exterior envelopes, windows, heating and cooling systems, plumbing, electrical distribution, elevators, fire protection systems, accessibility improvements, and life safety upgrades. In many cases, building systems also require modernization to accommodate contemporary research technologies, instructional practices, seismic standards, and energy performance expectations.

Scope of the Backlog

The Building Renewal Program evaluated approximately **202 Education and General buildings** on the Seattle campus encompassing approximately **15 million gross square feet** of academic space. These facilities represent the University's core instructional and research portfolio and account for the majority of deferred maintenance needs.

The BRP identified approximately **\$2.9 billion** in deferred maintenance, escalated to a 2026 baseline. Without additional investment beyond current funding levels, deferred maintenance will continue to increase at a rate of **\$100 million** annually as building systems reach the end of their useful lives faster than available capital funding can address them.

Across the University's broader statewide portfolio, including the Bothell and Tacoma campuses and UW Medicine facilities, deferred maintenance exceeds **\$3.5 billion**. This backlog reflects decades of accumulated capital needs and represents one of the University's most significant long-term institutional risks.

Deferred maintenance is not evenly distributed across the portfolio. Instead, it is concentrated within facilities that:

- contain obsolete mechanical and electrical systems;
- have high concentrations of deferred building systems;
- support mission-critical research or instruction;
- present elevated seismic risk;
- require substantial energy infrastructure modernization; or
- have experienced repeated emergency maintenance events.

Accordingly, the University's strategy focuses first on facilities where capital investment will produce the greatest reduction in institutional risk rather than simply addressing the oldest buildings. In addition, information technology infrastructure deferred maintenance needs are currently being studied and will be incorporated into the strategy.

Institutional Impacts

Deferred maintenance affects nearly every aspect of university operations.

From an **operational perspective**, aging facilities experience more frequent equipment failures, increasing maintenance costs and disrupting building occupants. Deferred replacement of critical systems can result in emergency repairs, temporary building closures, water intrusion, utility interruptions, and unplanned operational expenses.

From an **academic and research perspective**, outdated buildings may no longer adequately support contemporary instructional methods, research equipment, laboratory requirements, or collaborative learning environments. Building deficiencies can also limit space utilization and reduce the University's ability to recruit and retain exceptional students, faculty, researchers, clinicians, and staff. Colleges and units that are unable to offer updated facilities, advanced technology, and an attractive physical environment risk losing competitive standing necessary to attract students and faculty.

Deferred maintenance also presents a **growing financial risk**. Industry experience consistently demonstrates that replacing systems at the end of their planned service life is significantly less costly than allowing failures to occur. Emergency repairs typically require expedited procurement, temporary measures, disruption to building occupants, and replacement of collateral damage, substantially increasing lifecycle costs. The University's experience similarly demonstrates that reactive replacement following system failure is significantly more expensive than planned renewal.

Finally, aging facilities directly affect the University's ability to meet **statewide policy objectives** related to sustainability and climate action. Many existing buildings contain obsolete heating systems, inefficient equipment, aging controls, and utility infrastructure that cannot support the University's commitment to decarbonize campus operations without significant capital investment. For this

reason, the Building Renewal Program and Energy Renewal Program have been intentionally integrated so that building renewal and utility modernization occur in a coordinated manner, avoiding duplicative investments and maximizing long-term value.

A Strategic Approach to Asset Stewardship

The University recognizes that the magnitude of its deferred maintenance and repair backlog cannot be addressed through isolated repair projects or one-time capital appropriations. Instead, reducing deferred maintenance requires a disciplined, long-term investment strategy that aligns capital funding with institutional priorities, facility condition, operational risk, and lifecycle asset management.

To accomplish this, the University established the Campus Asset Renewal Program (CARP) which integrates building renewal and energy infrastructure modernization into a coordinated capital investment framework. Rather than evaluating projects independently, the CARP views each capital investment as part of a coordinated portfolio intended to maximize long-term institutional value. Building renewal projects are sequenced to coincide with utility modernization, infrastructure improvements, and other capital investments whenever practical. This integrated approach reduces construction impacts, avoids duplication of effort, and improves overall return on capital investment.

The University's objective is not simply to reduce deferred maintenance, but to improve the overall performance, resilience, and sustainability of the campus physical environment while responsibly stewarding public resources.

Data-Driven Decision Making

The Building Renewal Program is founded upon objective facility data rather than isolated project requests.

The BRP integrates quantitative facility condition information with qualitative operational and institutional data to develop a comprehensive understanding of campus renewal needs. Information incorporated into the planning process includes facility condition assessments, deferred maintenance costs, vital deferred maintenance, building age, infrastructure condition, academic utilization, research activity, seismic vulnerability, accessibility requirements, operational constraints, historic significance, and campus planning considerations.

This information is synthesized through a decision-support framework that enables University leadership to concurrently evaluate individual buildings and the larger campus portfolio. The resulting analysis supports transparent and repeatable capital planning decisions while allowing priorities to evolve as facility conditions, institutional needs, and available funding change over time.

The BRP is therefore much more than a list of repair projects, it is a strategic asset management tool that enables the University to evaluate competing investment opportunities using consistent criteria and measurable outcomes.

Capital Investment Guidelines

The University's capital investment decisions are guided by six fundamental guidelines.

Protect the University's Mission

Facilities that directly support teaching, research, healthcare, and public service receive priority consideration because disruptions to these facilities have the greatest institutional consequences.

Reduce Institutional Risk

Capital investments are prioritized to reduce risks associated with life safety, building failures, utility reliability, emergency repairs, deferred code compliance, and operational continuity.

Preserve Valuable Public Assets

Where practical, the University seeks to extend the useful life of existing facilities through strategic renewal rather than replacement. Investments are focused on preserving facilities that continue to provide long-term value while avoiding unnecessary reinvestment in buildings nearing the end of their useful life.

Support Sustainability and Decarbonization

Building renewal decisions are coordinated with the Energy Renewal Program to improve energy performance, reduce greenhouse gas emissions, and transition campus infrastructure toward low-carbon energy systems.

Maximize Lifecycle Value

The University emphasizes planned renewal over reactive replacement. Replacing building systems at appropriate lifecycle intervals reduces emergency repairs, minimizes operational disruption, and lowers total ownership costs over time.

Maintain Financial Stewardship

Recognizing that available capital resources remain limited, projects are selected to maximize long-term benefit while balancing near-term operational needs with future renewal requirements.

Adaptive Capital Planning

Although this Strategic Plan establishes a long-term vision extending approximately twenty-five years, implementation is intentionally adaptive.

Project priorities are reviewed annually through the University's capital planning process to reflect changes in facility condition, emerging risks, new academic initiatives, available funding, and opportunities to coordinate with other capital investments.

This adaptive approach ensures that the University's investment strategy remains responsive while maintaining consistency with the long-term objectives established through the Building Renewal Program.

Prioritized Facility Deficiencies Overview

The University's deferred maintenance backlog encompasses thousands of individual deficiencies distributed across hundreds of facilities. For planning purposes, these deficiencies are organized into major asset categories representing the building systems most critical to maintaining safe, dependable, and functional facilities.

Rather than ranking every individual repair, the University prioritizes categories of deficiencies based on their impact on institutional risk, mission continuity, and lifecycle performance. This approach enables capital investments to address the most significant risks while efficiently coordinating projects across multiple facilities.

The following categories represent the University's highest priorities for capital renewal.

1. Building Envelope Systems

Building envelopes provide the primary defense against weather intrusion and environmental deterioration. Deferred maintenance commonly includes roofing systems, exterior walls, windows, waterproofing, and related components.

Failure of building envelope systems frequently results in water intrusion, deterioration of structural components, mold growth, interior damage, and accelerated failure of mechanical and electrical systems.

Accordingly, roof replacement, envelope rehabilitation, waterproofing, and window replacement represent among the highest priorities within the University's renewal strategy.

2. Mechanical Systems

Mechanical systems represent one of the largest components of the University's deferred maintenance backlog.

Typical deficiencies include aging heating systems, obsolete air handling equipment, deteriorated piping, outdated building automation systems, inefficient ventilation equipment, failing pumps, and inadequate cooling capacity.

Renewal of these systems at both the building and campus infrastructure scale improves occupant comfort, energy efficiency, indoor air quality, research reliability, and operational resilience while supporting integration with the Energy Renewal Program.

3. Electrical Systems

Reliable electrical infrastructure is essential for modern teaching, research, healthcare, and information technology.

Priority deficiencies include aging switchgear, transformers, emergency power systems, electrical distribution equipment, lighting systems, and building electrical infrastructure that no longer supports current operational demands.

At the campus scale, renewal of electrical infrastructure is coordinated with development of a dedicated University electrical substation and associated medium voltage distribution improvements to improve reliability and accommodate future growth.

4. Plumbing, Fire Protection, and Life Safety Systems

Deferred maintenance includes aging domestic water systems, sanitary piping, fire protection infrastructure, fire alarm systems, emergency egress improvements, and code compliance upgrades.

Investments within this category reduce life safety risks, improve regulatory compliance, and enhance the resilience of critical facilities.

5. Vertical Transportation

Many campus buildings contain elevators and vertical transportation systems that have exceeded their intended service lives.

Modernization projects improve reliability, accessibility, operational efficiency, and code compliance while reducing the risk of service interruptions affecting building occupants.

6. Seismic Resilience and Accessibility

Many older campus facilities require seismic improvements and accessibility upgrades to meet current standards and improve resilience during future seismic events. Advances in seismic science and structural performance modeling have improved understanding of regional geologic conditions and building behavior during seismic events. As a result, some facilities designed to earlier standards may require additional improvements to meet current performance expectations. As a result, even 20-year-old buildings may not meet current seismic standards, which can significantly increase renewal scope and costs. Where feasible, these improvements are incorporated into broader renovation projects to maximize efficiency and minimize disruption.

7. Functional Obsolescence

Although some facilities continue to remain operational, they no longer adequately support contemporary teaching, research, or healthcare needs.

These buildings may require significant interior modernization, laboratory renewal, technology upgrades, or complete replacement.

The University evaluates these facilities based not only on physical condition but also on their long-term strategic value to the institution.

Integrated Prioritization

Individual projects frequently address multiple categories simultaneously.

For example, a major renovation may include replacement of roofing, HVAC systems, electrical infrastructure, accessibility improvements, seismic strengthening, and energy-efficiency upgrades within a single coordinated project.

This integrated approach minimizes disruption while maximizing the value of each capital investment.

Capital Projects to Address Facilities Deficiencies

The University's capital strategy is organized around four complementary investment approaches that collectively reduce deferred maintenance, improve facility performance, and support long-term institutional priorities.

Rather than relying on a single type of capital project, the University employs a combination of targeted repairs, comprehensive renovations, facility replacement, and utility infrastructure modernization. Selecting the appropriate strategy depends upon facility condition, remaining useful life, mission importance, operational requirements, and overall lifecycle economics.

1. Coordinated Repair Programs

The first component of the strategy focuses on repair of critical building systems that have exceeded their expected service lives but do not yet require comprehensive building renovation.

Repair programs address deficiencies such as roofing systems, building envelopes, HVAC equipment, controls, plumbing infrastructure, electrical systems, elevators, and other vital building components.

These projects provide one of the most cost-effective methods for reducing deferred maintenance because they prevent deterioration from accelerating while preserving facilities until larger renovation or replacement projects become appropriate.

Repair programs are particularly valuable for maintaining weather-tight buildings, reducing emergency failures, and extending asset life.

2. Major Building Renovations

Facilities that remain strategically important but contain widespread building system deficiencies are addressed through comprehensive renovation projects.

Major renovations typically include:

- replacement of mechanical, electrical, and plumbing systems;
- roof and building envelope renewal;
- accessibility improvements;
- seismic strengthening where appropriate;
- life safety upgrades;
- modernization of instructional and research spaces;

- interior reconfiguration;
- energy-efficiency improvements; and
- integration with future district energy infrastructure.

These projects preserve valuable campus assets while significantly improving building performance and extending useful life for several decades.

3. Building Replacement and Campus Redevelopment

In some cases, continued investment in existing facilities is neither technically practical nor financially responsible.

Buildings exhibiting severe functional obsolescence, poor physical condition, or excessive renewal costs may be better addressed through replacement or phased redevelopment.

Replacement projects generally include:

- predesign and feasibility studies;
- temporary relocation planning;
- demolition of obsolete facilities;
- construction of replacement buildings;
- utility relocation; and
- phased occupancy transitions.

Replacement projects also provide opportunities to improve campus planning, consolidate programs, increase operational efficiency, and better support future academic priorities.

4. Energy Renewal and Utility Infrastructure

The Energy Renewal Program represents a foundational component of the University's deferred maintenance strategy.

Many building renewal projects cannot be fully realized until the campus utility infrastructure is modernized.

Major ERP investments include:

- development of a new University electrical substation;
- modernization of campus electrical distribution;
- transition from natural gas-fired boilers to heat recovery chillers (large industrial sized heat pumps);
- transition from steam to low-temperature hot water distribution;
- expansion of chilled water infrastructure;
- modernization of heat exchange systems;
- installation of thermal energy storage; and
- potential integration of sewer and lake-source heat recovery technologies.

The ERP implementation plan estimates a total program cost approaching **\$2.0 billion** and establishes the long-term utility investments necessary to improve reliability, accommodate campus growth, increase resilience, and achieve the University's carbon reduction objectives.

Coordinated Delivery

The University intentionally coordinates the Building Renewal Program and Energy Renewal Program investments wherever possible.

Major building renovations are sequenced to coincide with utility infrastructure improvements so that buildings are converted to new district energy systems as they undergo renewal. This coordinated

approach minimizes redundant construction, reduces overall project costs, shortens construction duration, and avoids repeated disruptions to campus operations.

By integrating building renewal with utility modernization, the University maximizes the long-term value of each capital investment while advancing multiple institutional objectives through a single coordinated program.

Investment Requirements

The University's deferred maintenance and repair backlog represents the cumulative result of decades of capital needs exceeding available funding. Eliminating this backlog cannot be achieved through a single biennial appropriation or individual capital project. Rather, it requires **sustained investment over multiple decades** supported by a balanced portfolio of funding sources.

As previously referenced, the Building Renewal Program estimates approximately **\$2.9 billion** in deferred maintenance needs across the Seattle campus Education and General building portfolio as the 2026 baseline. When combined with renewal needs across the Bothell and Tacoma campuses and UW Medicine facilities, the University's total deferred maintenance backlog exceeds **\$3.5 billion**.

In parallel, the Energy Renewal Program identifies approaching **\$2.0 billion** in utility infrastructure investments necessary to modernize campus energy systems, improve electrical reliability, support decarbonization, and enable future campus growth. These investments include electrical infrastructure, thermal energy distribution systems, building conversions, and climate adaptation improvements.

Collectively, these programs establish the **long-term magnitude of capital investment required** to preserve the University's physical assets while supporting its educational, research, healthcare, and public service missions. With reliable funding, the University strengthens its ability to strategically plan individual projects for the next decade, and staff accordingly to ensure the execution of improvements in a timely manner, reducing the need to request reallocation of state appropriated funds.

Delaying renewal increases overall project costs as system failures accelerate, construction inflation compounds replacement costs, and emergency projects displace planned investments. Early intervention provides the greatest opportunity to reduce long-term costs and institutional risk.

Planning-Level Cost Estimates

The University's implementation strategy is based on planning-level cost estimates developed through the Building Renewal Program and Energy Renewal Program. These estimates provide a reasonable basis for long-range capital planning and are refined as individual projects advance through the formation process.

Representative investment categories include:

Project Category	Typical Scope
Planning and Predesigns	Feasibility studies, facility assessments, sequencing, surge planning
Coordinated Repair Programs	Roofing, envelope, HVAC, controls, electrical, plumbing, elevators
Major Building Renovations	Comprehensive modernization of existing facilities
Building Replacement	Demolition, replacement facilities, relocation, enabling work
Decarbonization and Energy Renewal	Utility infrastructure, electrical systems, district energy, building conversions

Project-specific budgets are developed and approved through the University's capital planning and state budget processes and are updated to reflect current construction market conditions.

Funding Strategy

Given the scale of the University's renewal needs, implementation depends on a diversified funding strategy. Capital investments are supported through a combination of:

- State capital appropriations;
- University Building Account resources;
- University reserves and institutional resources;
- Climate Commitment Act funding;
- Federal grants and infrastructure funding;
- Philanthropic contributions; and
- Institutional and departmental cost sharing.

The University also considers financing strategies for renewal needs which may be combined with the above funding sources. The financing strategies may include:

- University bond/debt financing; and
- Public-private partnerships (P3) where appropriate; and
- Energy Savings Performance Contracting (aka ESPC or ESCO).

It is important that each capital project be evaluated individually to identify the funding and financing approach that delivers the greatest public value while maintaining the University's long-term financial sustainability.

Funding Stability

The University also recognizes that predictable and sustained funding produces significantly better long-term outcomes than intermittent capital appropriations. Consistent annual investment allows projects to be sequenced strategically, reduces emergency expenditures, improves construction market efficiency, and minimizes lifecycle costs.

Long-Term Implementation Strategy

To stabilize and begin reducing the significant deferred maintenance backlog, annual capital renewal investments need to increase from approximately \$100 million to roughly \$250 million; two and one-half times current funding levels. Without sustained investment at this level, deferred maintenance needs will continue to outpace available resources.

The strategy recognizes that funding constraints, project dependencies, occupant relocations, and coordination with other capital investments make it impractical to address all needs simultaneously. As a result, implementation is organized into progressive phases that reduce institutional risk while maintaining flexibility to respond to changing priorities.

Implementation Principles

Annual Capital Planning

Project priorities and sequencing are reviewed annually through the University's capital planning process. Annual assessments consider:

- Current facility conditions;
- Emerging operational risks;
- Academic priorities;
- Available funding;
- Regulatory requirements;
- Opportunities for project coordination; and
- Changes in construction costs.

Stabilization and Critical Risk Reduction

The initial focus is on reducing the highest deferred maintenance risks through coordinated repairs and critical infrastructure improvements, including:

- Repair of critical building systems;
- Roof and building envelope renewal;
- Mechanical and electrical system replacements;
- Critical life safety improvements;
- Initial Energy Renewal Program implementation;
- Planning and design for major renovation projects; and
- Predesign studies supporting future redevelopment.

The primary objective is to halt the growth of deferred maintenance and reduce the University's most significant operational risks.

Comprehensive Building Renewal

The next stage expands investment into major modernization and renewal efforts while continuing systemwide repair programs. Key activities include:

- Comprehensive renovation of mission-critical facilities;
- Building system modernization;
- Accessibility and seismic improvements;
- Integration with district energy infrastructure;
- Continued electrical infrastructure modernization; and
- Initial implementation of strategic building replacement projects.

Close coordination between building renewal and energy renewal initiatives is essential during this phase to maximize investment efficiency.

Strategic Redevelopment

The final stage focuses on long-term campus transformation through continued renewal, replacement of obsolete facilities, and modernization of utility infrastructure. Activities include:

- Replacement of facilities no longer suitable for renovation;
- Completion of district energy conversion;
- Campus redevelopment initiatives;
- Continued renovation of remaining facilities;
- Lifecycle renewal of systems installed during earlier work; and
- Ongoing adaptation to evolving academic, research, and healthcare needs.

While specific project priorities will continue to evolve, this framework provides a roadmap for reducing deferred maintenance and supporting the University's long-term growth and mission.

This adaptive approach ensures capital investment remains aligned with institutional priorities while preserving flexibility to respond to changing conditions.

Preventive Maintenance and Asset Stewardship

Preventive maintenance is the foundation of effective asset stewardship and an essential component of the University's strategy for reducing future deferred maintenance.

While capital renewal addresses the backlog of accumulated deficiencies, preventive maintenance extends asset life, preserves building performance, and slows the rate at which future renewal needs develop.

Accordingly, the University views preventive maintenance and capital renewal as complementary investments rather than competing priorities.

Preventive Maintenance Activities

The University's ongoing maintenance program includes activities designed to maximize the useful life of building systems through routine inspection, servicing, repair, and planned replacement.

Core activities include:

- Preventive maintenance of HVAC systems;
- Roof inspections and repairs;
- Building envelope maintenance;
- Plumbing system inspections;
- Electrical equipment testing;
- Elevator maintenance;
- Building automation optimization;
- Fire protection system testing;
- Utility distribution inspections; and
- Routine lifecycle replacement of selected equipment.

These activities reduce equipment failures, improve reliability, lower operating costs, and reduce emergency maintenance expenditures.

Corrective Maintenance

Despite robust preventive maintenance programs, unexpected failures inevitably occur.

Corrective maintenance addresses equipment failures, emergency repairs, weather-related damage, and unforeseen building deficiencies that require immediate response.

The University continually monitors corrective maintenance trends to identify opportunities where recurring failures indicate the need for capital renewal rather than continued repair.

Asset Information and Performance Management

Effective stewardship extends beyond maintenance activities alone.

The University continually improves facility information through ongoing condition assessments, asset inventories, engineering evaluations, deferred maintenance analyses, and capital planning studies.

This information supports informed investment decisions, improves budget forecasting, and ensures that public resources are directed toward the facilities presenting the greatest institutional benefit.

Through this integrated approach, preventive maintenance reduces future backlog while strategic capital renewal systematically addresses existing deficiencies.

Conclusion

The University of Washington's physical assets are fundamental to its mission of education, research, healthcare, and public service. Preserving these assets requires sustained investment, disciplined planning, and responsible stewardship.

The University's deferred maintenance and repair backlog reflects decades of accumulated capital needs that cannot be resolved through isolated repair projects or short-term funding strategies. Meaningful progress requires a comprehensive, long-term investment framework that aligns capital renewal with institutional priorities, utility modernization, and effective asset management.

Despite ongoing improvements and continuous refinement of strategies, the deferred maintenance backlog will continue to grow and outpace available resources without increased capital investment.

Through the Campus Asset Renewal Program, the University has established a comprehensive framework for reducing deferred maintenance while supporting long-term institutional priorities. The

Building Renewal Program and Energy Renewal Program provide complementary strategies that prioritize investments based on objective facility data, institutional risk, mission criticality, and lifecycle value. Together, these programs support a coordinated approach that improves facility reliability, advances decarbonization goals, strengthens resilience, and protects the State's investment in one of its most valuable public institutions.

Implementation will require sustained partnership between the University and the State over many biennia. Through this plan, however, the University has provided a disciplined and transparent roadmap for reducing deferred maintenance while preserving the facilities that support generations of students, researchers, patients, faculty, staff, and the people of Washington.

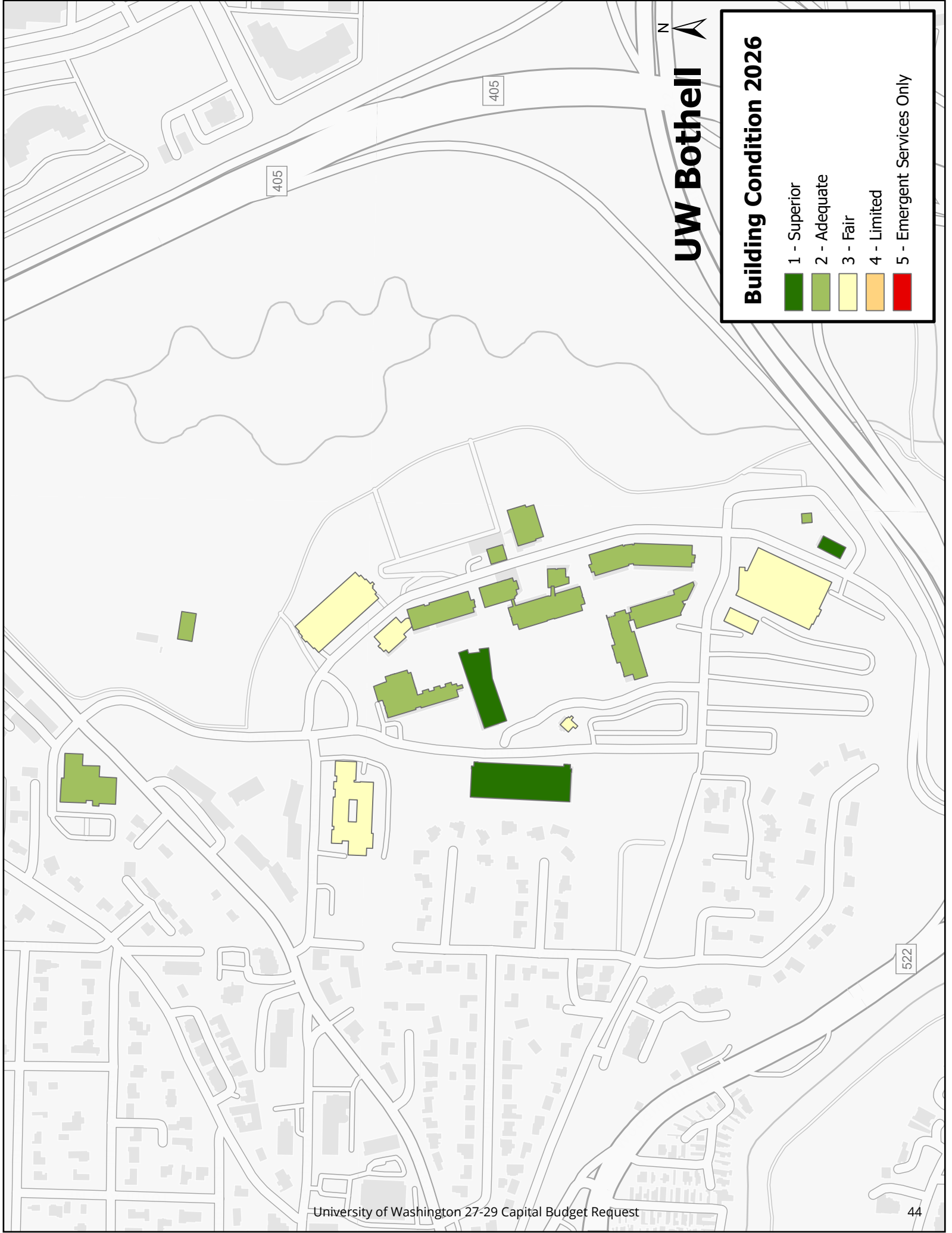
Continued investment in the University's physical infrastructure is more than a commitment to buildings. It is a commitment to the educational, research, healthcare, and economic outcomes that those facilities make possible.

2026 Tri-Campus Facility Condition Maps

Facility Condition Maps

*Definitions per the Higher Education Facility Comparable Framework
and the Facility Portfolio Management Tool*

Score	Condition Class	Description
1	SUPERIOR	A building with major systems that are in extremely good condition and functioning well.
2	ADEQUATE	A building with major systems in good condition, functioning adequately, and within their expected life cycles.
3	FAIR	A building with some older major systems that, though still functional, are approaching the end of their expected life cycles.
4	LIMITED	A building with some major systems that are in poor condition, exceed expected life cycles, and require immediate attention to prevent or mitigate impacts on function.
5	EMERGENT SERVICES ONLY	A building with some major systems that are failing and significantly restrict continued use of the building.



UW Bothell

Building Condition 2026

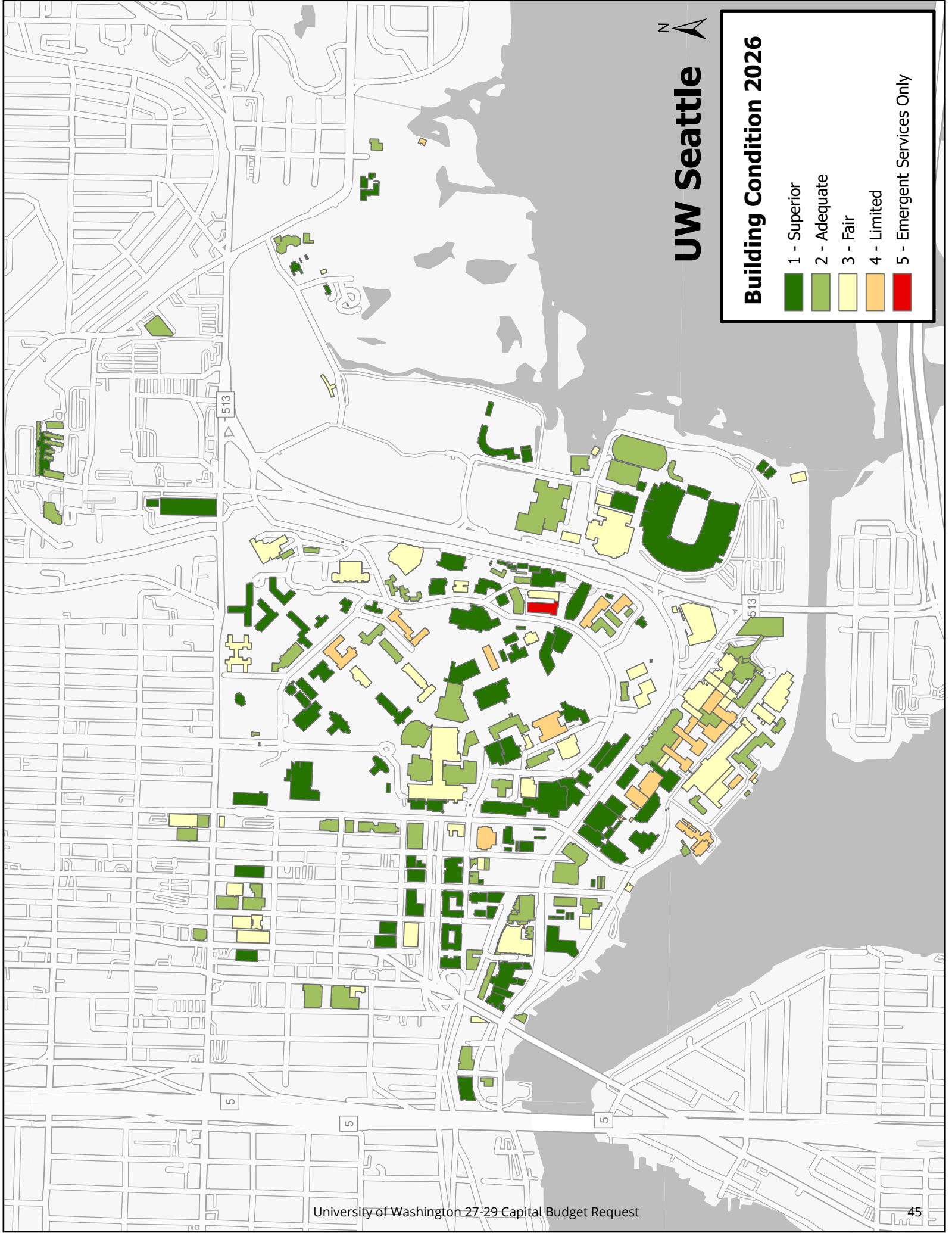
- 1 - Superior
- 2 - Adequate
- 3 - Fair
- 4 - Limited
- 5 - Emergent Services Only



UW Seattle

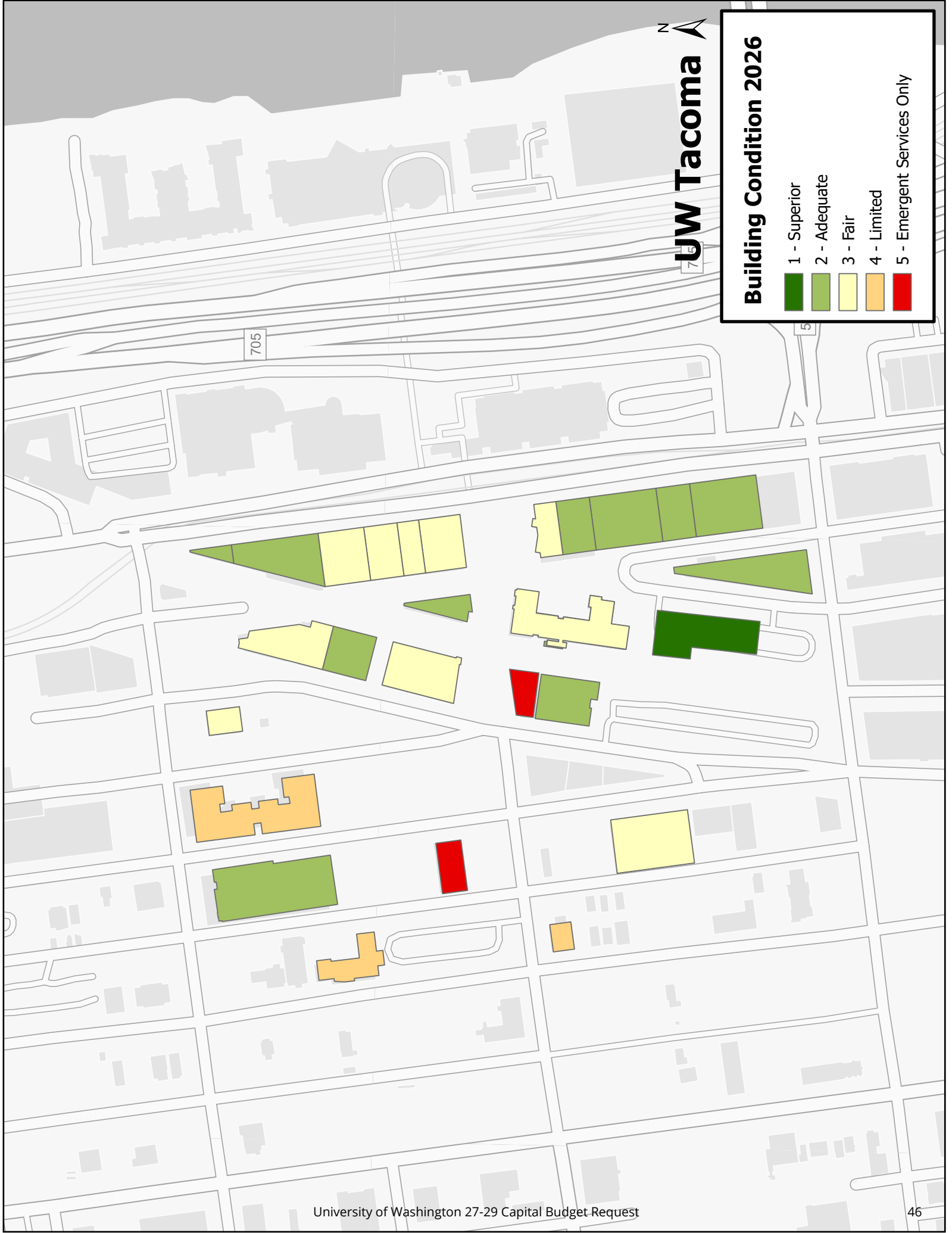
Building Condition 2026

- 1 - Superior
- 2 - Adequate
- 3 - Fair
- 4 - Limited
- 5 - Emergent Services Only



Building Condition 2026

- 1 - Superior
- 2 - Adequate
- 3 - Fair
- 4 - Limited
- 5 - Emergent Services Only



TAB B

Shaded projects are not new capital requests but rather reappropriation only requests

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Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000214

Project Title: UW Bothell - Husky Hall Replacement

Project Class: Program Improvement (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 1

Project Summary

The University of Washington requests a \$73.3 million appropriation from the State 057 Building Construction Account to support replacement of Husky Hall on the UW Bothell campus. State funding will be paired with \$20.5 million in local funds, representing a 22 percent local cost share, for a total project cost of \$93.8 million. Additional details about the project are provided in the response to Question #1 below.

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 will fund the design and construction of a new academic building of approximately 69,000 gross square feet on the University of Washington Bothell (UW Bothell) campus. The facility will provide approximately 45,000 net assignable square feet (NASF) of instructional, collaboration, office, and support space and will replace the existing Husky Hall, which was built in the 1960s. The facility will include flexible classrooms designed for active learning and HyFlex (Hybrid-Flexible) instruction, specialized instructional laboratories, collaborative learning spaces, faculty and staff offices, and a multipurpose gathering space capable of supporting campus and community events.

The project will address critical instructional space shortages by expanding capacity for teaching, learning, research, and student engagement while supporting continued enrollment growth. It will provide a permanent on-campus home for the School of Business, enhance facilities for the School of Nursing & Health Studies and the School of Interdisciplinary Arts & Sciences, and consolidate administrative functions into modern, efficient workspaces.

The project will significantly enrich the UW Bothell Husky experience and deliver lasting benefits to students, faculty, staff, and community partners by increasing access to a high-quality learning environment, fostering multidisciplinary collaboration, strengthening student and community engagement, and reducing the University's reliance on leased facilities.

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

*UW Bothell has experienced extraordinary growth over the past 15 years, with enrollment **increasing by more than 330 percent**, reaching just over 6,000 students, while the amount of academic building space on campus has increased by only about 70 percent. As a result, UW Bothell now operates with approximately **56 NASF per student, far below the 150 NASF per student recommended** for public universities in Washington. This disparity has created one of the most space-constrained public university campuses in the state, and this constraint has begun to limit the institution's ability to serve students effectively.*

*The Office of Financial Management's Higher Education Facilities Study identified UW Bothell as having the **greatest unmet space need among Washington's public university campuses**. The study concluded that the campus requires approximately **148,000 additional NASF, an increase of nearly 50 percent over existing space, to meet current demand**. This shortage is evident across instructional classrooms, collaborative learning environments, specialized labs, and student gathering areas. Without additional space, the campus faces continued scheduling constraints, limited opportunities to expand programs, and difficulty accommodating modern teaching methods.*

To address space limitations, the University leases nearby space to provide academic classrooms, offices, and lab facilities for the School of Business. While these facilities help meet current needs, the off-campus location fragments academic programs, limits opportunities for student engagement and interdisciplinary collaboration, creates operational inefficiencies, and weakens the School's identity and campus presence, which poses challenges for attracting philanthropic support. The current lease expires in 2031, at which time the campus will lose five general classrooms unless replacement space is constructed.

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

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Project Number: 40000214

Project Title: UW Bothell - Husky Hall Replacement

Project Class: Program Improvement (State-Owned)

Description

*The physical structure of the campus compounds this challenge. Nearly all **UW Bothell academic operations occur within three full buildings and a shared portion of a fourth** (Founders Hall, Commons Hall, Discovery Hall, and part of Innovation Hall). This extreme concentration of academic activity creates operational risks and limits flexibility for program growth. Should any one of these buildings become unavailable due to renovation, maintenance, or emergency circumstances, the campus would face significant disruptions to instruction and operations.*

The existing Husky Hall facility on the proposed site is nearing the end of its useful life. Originally constructed in the 1960s as a private nursing home and rehabilitation facility that was subsequently leased and then purchased by the University, it lacks flexibility, building systems and technology infrastructure, and specialized spaces necessary to support contemporary teaching and learning models. Renovating the facility would require significant investment, while still failing to meet modern academic needs or make efficient use of valuable campus land.

This project is a priority because it simultaneously addresses critical instructional space shortages, replaces an obsolete facility, supports enrollment growth, eliminates dependence on leased facilities, advances the Campus Master Plan, and positions UW Bothell to better serve students for decades. Without action, the campus will continue to experience ongoing constraints on instructional capacity, increased operating costs, continued dependence on off-campus leased facilities, deteriorating building conditions, limitations on opportunities for interdisciplinary collaboration, and reduced flexibility to support strategic programmatic growth and institutional priorities.

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

This project has not previously received any state capital appropriations.

UW Bothell internally funded completion of a predesign study to fully define the project scope, evaluate alternatives, engage campus stakeholders, and develop a comprehensive cost estimate and implementation strategy. The predesign effort positions the project for state capital investment but did not include state appropriations.

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

Yes, the project leverages non-state funding.

The University is requesting \$73.3 million in state capital funding and will contribute \$20.5 million in non-state funding toward the project, including the \$511,403 of UW Bothell Equity provided to prepare the predesign.

Funding Sources:

State Capital Funding: \$73.3 million

UW Local Funds: \$20.5 million

Total Project Funding: \$93.8 million

UW Bothell is utilizing unit reserves to begin the design-build procurement process this fall in anticipation of state funding through the University's 2027-29 Capital Budget Request. Advancing the project before final legislative action will allow occupancy to align with Fall Quarter 2030 and avoid approximately nine months of construction cost escalation. By spring 2027, only a limited portion of University funds will have been expended. If state funding is not approved, the project can be paused or terminated before significant institutional resources are committed.

The University's \$20.5 million contribution represents 22 percent of total project funding and demonstrates a substantial institutional commitment while leveraging state investment to address critical higher education needs.

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.

Capital Project Request

2027-29 Biennium

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Project Number: 40000214

Project Title: UW Bothell - Husky Hall Replacement

Project Class: Program Improvement (State-Owned)

Description

The Husky Hall Replacement is a strategic investment that advances UW Bothell's commitment to providing accessible, high-quality public higher education while supporting the University's long-term academic, enrollment, and workforce goals. The project directly advances UW Bothell's most recent strategic plan by strengthening diversity, equity, and student success; advancing cross-disciplinary teaching and scholarship; and enhancing community and campus engagement.

The University's commitment to diversity, equity, and inclusion emphasizes creating a campus environment that attracts, supports, and retains students, faculty, and staff from diverse backgrounds. By providing much-needed academic, collaboration, and student engagement space, the project expands access to place-based education in the north and east Puget Sound region, strengthens students' sense of belonging, and provides capacity for future enrollment growth consistent with the University's strategic plans.

The project is also a critical implementation step in the 2017 UW Bothell Campus Master Plan. The Husky Hall site has long been identified as Development Area C, intended to accommodate future academic facilities while improving connections between the western portion of campus, student housing, and the campus core. The proposed approximately 69,000 GSF facility establishes the first phase of this vision while preserving sufficient capacity for future academic expansion as enrollment and funding allow.

The project will improve performance by consolidating programs currently split between campus and leased facilities, bringing all UW Bothell schools and units onto the Bothell campus, improving operational efficiency, reducing long-term leasing costs, and providing flexible instructional environments that support evolving teaching methods and future growth. The building will also serve as a welcoming campus gateway and strengthen opportunities for multidisciplinary collaboration, student engagement, and community partnerships.

The project further supports UW Bothell's significant contribution to Washington's economy and workforce. According to the University of Washington's 2024 Economic Impact Report, UW Bothell generates an estimated \$394 million in annual economic impact for Washington through direct spending, job creation, alumni earnings, and workforce development. Additionally, more than 90 percent of UW Bothell students are Washington residents, approximately 37 percent of incoming first-year students and 38 percent of incoming transfer students are first-generation college students, and nine out of ten of the University's more than 34,000 alumni live and work in Washington. Expanding academic capacity will enable UW Bothell to continue preparing graduates who meet regional workforce needs while increasing educational access and opportunity across the state.

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?

UW Bothell maintains an [Office of Diversity, Equity & Inclusion \(ODEI\)](#) to support students, staff, and faculty from underrepresented backgrounds, guided by the following priorities:

Sense of belonging: Increasing inclusion and support for students, staff, and faculty, especially from marginalized or underrepresented groups

Student achievement: Raising achievement and graduation rates for racially and ethnically diverse students to match other populations

Campus recruitment: Strengthening processes to attract and retain diverse faculty, staff, and students

Degree completion: Shortening the time it takes all students, particularly marginalized groups, to graduate

ODEI advances these priorities through a range of programs, including the Student Diversity Center, which offers co-curricular programming, community-building, and advocacy; Equity Across the Curriculum, which provides faculty workshops on designing accessible and inclusive syllabi; and ongoing campus partnerships with Cascadia College and UW Libraries on shared equity and anti-racism initiatives.

Capital Project Request

2027-29 Biennium

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Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000214

Project Title: UW Bothell - Husky Hall Replacement

Project Class: Program Improvement (State-Owned)

Description

The Husky Hall Replacement directly supports these priorities by providing the dedicated collaboration, gathering, and student support space UW Bothell currently lacks. This additional space will allow ODEI and student-facing services to operate and grow rather than compete for limited square footage with academic instruction. This is particularly significant given the campus's student population: 37 percent of incoming first-year students and 38 percent of incoming transfer students are first-generation college students, populations that ODEI's achievement and degree-completion priorities are specifically designed to serve. By relieving the space constraints that limit both instructional capacity and student support programming today, the project expands the University's ability to serve these students effectively.

Project outcomes will be measured through:

Increased NASF per student - from the current 56 NASF toward the state-recommended benchmark of 150 NASF

Improved retention and graduation rates for first-generation and transfer students

Reduction in leased off-campus space and associated annual operating costs

Increased utilization rates of new collaborative and student engagement spaces

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

This project represents considerably more than the replacement of an aging building. It is a strategic investment in one of Washington's fastest-growing public university campuses and addresses multiple long-term needs through a single capital investment.

The project replaces an obsolete facility nearing the end of its useful life, addresses one of the state's largest higher education space deficits, reduces reliance on leased facilities, supports continued enrollment growth, advances statewide sustainability objectives, and implements a key phase of the UW Bothell Campus Master Plan.

The University completed a comprehensive predesign process, engaged campus stakeholders, evaluated multiple alternatives, and identified a preferred solution that balances program needs, cost, long-term campus development, and operational efficiency.

In addition, the University is contributing \$20.5 million toward the project, demonstrating a significant institutional commitment and partnership with the State.

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

The UW Husky Hall predesign evaluated three primary alternatives:

Preferred Alternative: Replacement Building (~69,000 GSF)

This option replaces the existing Husky Hall with a new four-story academic building containing approximately 45,000 NASF. The facility fully addresses identified instructional space needs while providing flexible classrooms, specialized laboratories, collaborative learning spaces, a student media center, School of Business offices, Planning and Administration offices, and a large gathering space.

This alternative best meets current and future program needs while aligning with the Campus Master Plan, reducing operating costs associated with leased facilities, supporting long-term enrollment growth, and creating a sustainable, adaptable academic building.

Alternative 1: Reduced Replacement Building (~60,000 GSF)

This alternative reduced the building size by approximately 9,000 GSF to lower project costs but eliminated several key program elements, including the student media center, art studio, social science research space, and other interdisciplinary arts functions currently housed in Husky Hall. Consequently, it did not adequately address campus program needs and significantly

Capital Project Request

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Project Number: 40000214

Project Title: UW Bothell - Husky Hall Replacement

Project Class: Program Improvement (State-Owned)

Description*limited opportunities for interdisciplinary collaboration.***Alternative 2: No Action***This alternative would have retained Husky Hall and implemented improvements intended to extend its useful life by five to ten years. However, it would not address instructional space shortages, deferred maintenance needs, rising operating costs, deteriorating building conditions, fragmented academic programs, or the University's reliance on leased space.**The Preferred Alternative was selected because it provides the greatest long-term value, fully addresses identified program needs, supports institutional strategic priorities, and offers the most effective and sustainable solution. Additionally, the new Husky Hall will continue the architectural cohesion with the rest of the campus, including the newly constructed student residential buildings immediately adjacent, developed through a public-private partnership. This replacement building will be a gateway academic facility and is envisioned as a warm, welcoming addition to the campus.***9. For major construction projects, what project delivery method has been or will be selected and why?***The project is anticipated to use the Design-Build delivery method.**Design-Build was selected because it supports efficient project delivery, promotes early collaboration between designers and contractors, improves cost and schedule certainty, and creates opportunities to optimize design solutions while maintaining budget objectives.**The project's well-defined program, established through an extensive predesign process, makes it particularly well suited for this delivery method. Early contractor involvement will facilitate coordination of demolition, hazardous material abatement, utility infrastructure, sustainability strategies, constructability reviews, and project phasing while minimizing impacts to ongoing campus operations.**The delivery method also supports the project's aggressive schedule by allowing design and construction activities to overlap, improving efficiency, and reducing overall project risk.***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.***This project is not directly linked to the Puget Sound Action Agenda or the Governor's Salmon Strategy. However, it incorporates significant environmental stewardship measures, including reducing impervious surfaces, improving stormwater management, enhancing building energy performance, complying with UW Green Building Standards, lowering greenhouse gas emissions, and protecting adjacent wetlands and environmentally sensitive areas. These measures advance the University's broader sustainability goals while minimizing environmental impacts.**The project also aligns with UW Bothell's ongoing commitment to maintaining its Salmon-Safe certification, which the campus has held since 2008 and successfully renewed in 2024. In addition to meeting City of Bothell stormwater requirements, the campus implements enhanced stormwater monitoring and testing, water conservation planning, responsible pesticide management practices, and consideration of water quality infrastructure in capital projects. Together, these efforts help protect downstream water quality and support healthy salmon habitat.***Location**

City: Bothell

County: King

Legislative District: 001

Project Type

Major Projects-New Facilities

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000214

Project Title: UW Bothell - Husky Hall Replacement

Project Class: Program Improvement (State-Owned)

Description

Growth Management impacts

Physical development of the University of Washington Bothell/Cascadia Community College campus is regulated by and subject to the approval of the City of Bothell. Currently the University of Washington Bothell/Cascadia Community College is a City-approved Planned Unit Development (PUD) subject to specific City provisions. The City of Bothell's Comprehensive Plan was adopted in compliance with the Growth Management Act in 1994 and subsequently amended with a 2004 Plan Amendment.

New Facility: Yes

How does this fit in master plan

The project is also a critical implementation step in the 2017 UW Bothell Campus Master Plan. The Husky Hall site has long been identified as Development Area C, intended to accommodate future academic facilities while improving connections between the western portion of campus, student housing, and the campus core.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	73,300,000				73,300,000
148-6	HE - Dedicated Locl-Non-Appropria	20,511,000				20,511,000
	Total	93,811,000	0	0	0	93,811,000
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
057-1	State Bldg Constr-State					
148-6	HE - Dedicated Locl-Non-Appropria					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000214	40000214
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	UW Bothell - Husky Hall Replacement	
OFM Project Number	40000214	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	69,000 SF	MACC per Gross Square Foot	\$856
Usable Square Feet	45,000 SF	Escalated MACC per Gross Square Foot	\$908
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	65.2%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	6.90%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Bothell
Contingency Rate	3%	OFM UFI# (from FPMT, if available)	1632
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-24	Predesign End	March-27
Design Start	April-27	Design End	December-28
Construction Start	July-28	Construction End	June-30
Construction Duration	23 Months		

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Project Cost Summary

Total Project	\$88,886,558	Total Project Escalated	\$93,811,402
		Rounded Escalated Total	\$93,811,000
Amount funded in Prior Biennia			\$511,000
Amount in current Biennium			\$93,300,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$772,017	
	Construction	\$0	
	Art	\$3,860	
	Agency PM	\$30,259	
	Total	\$806,136	0.9%

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

Consultant Services			
Predesign Services	\$386,270		
Design Phase Services	\$3,337,796		
Extra Services	\$3,534,988		
Other Services	\$1,499,590		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$8,758,644	Consultant Services Subtotal Escalated	\$8,938,061

Construction			
Maximum Allowable Construction Cost (MACC)	\$59,064,875	Maximum Allowable Construction Cost (MACC) Escalated	\$62,623,784
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$4,495,457		\$4,778,221
Non-Taxable Items	\$740,337		\$786,905
Sales Tax	\$6,546,714	Sales Tax Escalated	\$6,942,407
Construction Subtotal	\$70,847,383	Construction Subtotal Escalated	\$75,131,317

Equipment			
Equipment	\$1,892,200		
Sales Tax	\$194,897		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,087,097	Equipment Subtotal Escalated	\$2,218,376

Artwork			
Artwork Subtotal	\$366,500	Artwork Subtotal Escalated	\$366,500

Agency Project Administration			
Agency Project Administration Subtotal	\$2,944,441		
DES Additional Services Subtotal	-\$295,730		
Other Project Admin Costs	\$998,704		
Project Administration Subtotal	\$3,647,415	Project Administration Subtotal Escalated	\$3,876,838

Other Costs			
Other Costs Subtotal	\$3,179,520	Other Costs Subtotal Escalated	\$3,280,311

Project Cost Estimate			
Total Project	\$88,886,558	Total Project Escalated	\$93,811,402
		Rounded Escalated Total	\$93,811,000

Funding Summary

Project Cost (Escalated)		Funded in Prior Biennia	Current Biennium	2029-31		Out Years	
			2027-29				
Acquisition							
Acquisition Subtotal	\$0	\$0	\$0			\$0	
Consultant Services							
Consultant Services Subtotal	\$8,938,061	\$511,403	\$8,426,658			\$0	
Construction							
Construction Subtotal	\$75,131,317	\$0	\$75,131,317			\$0	
Equipment							
Equipment Subtotal	\$2,218,376	\$0	\$2,218,376			\$0	
Artwork							
Artwork Subtotal	\$366,500	\$0	\$366,500			\$0	
Agency Project Administration							
Project Administration Subtotal	\$3,876,838	\$0	\$3,876,838			\$0	
Other Costs							
Other Costs Subtotal	\$3,280,311	\$0	\$3,280,311			\$0	
Project Cost Estimate							
Total Project	\$93,811,402	\$511,403	\$93,299,999	\$0	\$0		
	\$93,811,000	\$511,000	\$93,300,000	\$0	\$0		
Percentage requested as a new appropriation			99%				

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

Design and construction.

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

Not applicable. A predesign (inc. topographical survey and agency fees) was completed using local funds.

What is planned with a future appropriation?

No future appropriation is 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				
Programming Site Analysis	\$386,270			Portion of predesign cost
Sub TOTAL	\$386,270	1.0000	\$386,270	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	\$3,026,107			
Sales tax on DB design	\$311,689			
Sub TOTAL	\$3,337,796	1.0184	\$3,399,212	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	\$1,359,555			
Sales tax on DB design	\$140,034			
Sub TOTAL	\$1,499,590	1.0629	\$1,593,914	Escalated to Mid-Const.
4) Additional Consultant Services				
Extra Services & DB Consulting Costs and remove Section 2	\$4,464,578	1.0184	\$4,546,726	134%
Other Services and Remove Section 3	-\$929,590	1.0629	-\$988,061	-62%
Sales tax on consultant services (where services are taxable)		1.0629	\$786,904	
Sub TOTAL	\$3,534,988	1.0184	\$3,558,665	
5) Design Services Contingency				
Consultant Contingency	\$305,370			Calculated - includes (4) Additional Consultant Services
Remove, included in section C	-\$305,370			
Sub TOTAL	\$0	1.0629	\$0	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$8,758,644		\$8,938,061	
Consultant Services Cost Per SF	\$127		\$130	
Consultant Services % Of Const	12%		12%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$5,008,726			
Sub TOTAL	\$5,008,726	1.0317	\$5,167,503	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0317	\$0	Escalated to Start Const.
	\$0 per GSF		\$0 per GSF	
3) Facility Construction				
Direct Construction Cost	\$44,673,914			
Estimating Contingency	\$665,747			
DB General Conditions	\$2,748,610	6%		
DB Project Contingency	\$5,967,878	13%		
Sub TOTAL	\$54,056,149	1.0629	\$57,456,281	Escalated to Mid-Const.
	\$783 per GSF		\$833 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$59,064,875		\$62,623,784	
	\$856 per GSF		\$908 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$59,064,875		\$62,623,784	
	\$856 per GSF		\$908 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$2,059,293			Calculated
DB Fee, Other Contracts	\$2,436,164			These costs don't belong here, but they are not part of MACC and they are taxable
Sub TOTAL	\$4,495,457	1.0629	\$4,778,221	Escalated to Mid-Const.
8) Non-Taxable Items				
Sales Tax on Consultant Services	\$740,337			
Sub TOTAL	\$740,337	1.0629	\$786,905	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$6,546,714		\$6,942,407	
CONSTRUCTION CONTRACTS TOTAL				
	\$70,847,383		\$75,131,317	
Construction Contracts Cost Per SF	\$1,027		\$1,089	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$250,000			
Furnishings	\$1,642,200			
Sub TOTAL	\$1,892,200	1.0629	\$2,011,220	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0629	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$194,897		\$207,156	
EQUIPMENT TOTAL	\$2,087,097		\$2,218,376	

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	\$467,225			0.5% of total project cost for new and renewal construction
Artwork Adjustment	-\$100,725			
ARTWORK TOTAL	\$366,500	NA	\$366,500	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$2,944,441			Calculated
Additional Services	-\$295,730			Fee adjustment
Construction and Pre Active Project Management	\$998,704			
<i>Subtotal of Other</i>	<i>\$998,704</i>			
PROJECT MANAGEMENT TOTAL	\$3,647,415	1.0629	\$3,876,838	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other Costs	\$1,227,993			
In Plant and Temp Util	\$1,150,000			
Permits and Insurance	\$801,527			
OTHER COSTS TOTAL	\$3,179,520	1.0317	\$3,280,311	Escalated to Start Const.

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Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000215

Project Title: UW Tacoma - Revitalizing the Campus Core

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 2

Project Summary

The University of Washington requests a \$67.0 million appropriation from the State 057 Building Construction Account to support the Revitalizing the Campus Core project on the UW Tacoma campus. State funding will be paired with \$7.5 million in local funds, representing a 10 percent local cost share, for a total project cost of \$74.5 million. Additional details about the project are provided in the response to Question #1 below.

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 Revitalizing the Campus Core project will transform the historic heart of the UW Tacoma through the renovation of Swiss Hall and the Tioga Building, and the replacement of the structurally compromised F. Wild [Arcade] Building. The University will contribute \$7.5 million in institutional funding, bringing the total project investment to \$74.5 million. This investment will preserve and modernize these historic assets while creating an integrated campus core that advances student success, protects state-owned facilities, and supports Washington's long-term educational and workforce needs.

The project will transform these interconnected buildings into a comprehensive student success hub, consolidating essential student-facing services that are currently dispersed across multiple locations into a single accessible, coordinated, and highly visible destination. The revitalized campus core will include:

- A prominent campus welcome center serving prospective students, current students, families, alumni, community partners, and visitors
- Integrated admissions, enrollment, registration, and financial aid services
- New student and family resources
- Career development and social mobility programs
- Student Advocacy and disability resources for students
- Psychological and Wellness Services
- Veterans and military-connected student services
- Programs supporting first-generation students, foster youth, post-prison pathways, and student advocacy
- Student leadership and involvement programs
- Flexible study, collaboration, wellness, and community gathering spaces that foster belonging and student success
- A dedicated student engagement space within the restored historic Swiss Hall Ballroom supporting student leadership, co-curricular programming, campus traditions, cultural programming, and community-building
- The top floor of Tioga repurposed as a flexible campus-wide space for academic programming, university convenings, community engagement, and interdisciplinary collaboration

Beyond improving student services, the project will comprehensively modernize three historic facilities by addressing significant deferred maintenance; replacing obsolete mechanical, electrical, plumbing, fire protection, and technology systems; improving seismic resilience and life safety; restoring deteriorated building envelopes; removing accessibility barriers; and substantially enhancing energy performance while preserving the architectural character that defines UW Tacoma's historic campus. The project represents one of the University's final and significant historic preservation investments, ensuring these irreplaceable assets remain functional and relevant for future generations.

The project will directly benefit approximately 5,100 UW Tacoma students, as well as prospective students and their families, faculty, staff, alumni, community organizations, employers, and campus visitors. It is particularly important for the University's student population, which includes many first-generation college students, Pell-eligible students, military-affiliated students, transfer students, and working adults balancing employment and family responsibilities. By co-locating student support services, the project will reduce barriers to assistance, simplify access to university resources, strengthen collaboration among service providers, and improve the University's ability to respond holistically to student needs.

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The project will also create a vibrant and welcoming campus heart that connects the historic lower campus with the future uphill campus expansion identified in the 2025 Campus Master Plan. By activating currently vacant and underutilized historic buildings with student-centered programs and community-serving spaces, the project will strengthen campus identity, encourage engagement outside the classroom, enhance collaboration across academic and administrative units, and reinforce UW Tacoma's role as a regional center for education, innovation, and workforce development in the South Sound.

Upon completion, anticipated in September 2030, the project will deliver lasting public value by creating an integrated student success hub, preserving nationally significant historic resources, reducing long-term deferred maintenance liabilities, improving operational efficiency, and ensuring that UW Tacoma's historic campus core continues to serve Washington students and communities for decades to come.

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 project addresses three interrelated challenges affecting student success, stewardship of state assets, and the University's public mission: (1) fragmented student support services, (2) deteriorating historic facilities, and (3) the absence of a cohesive campus heart. Together, these challenges create barriers to student success, increase operational inefficiencies, elevate facility risks, and threaten historically significant state-owned assets.

The Tacoma campus has experienced significant enrollment growth while continuing to serve one of the most diverse and access-oriented student populations in Washington.

Approximately 52 percent of undergraduate students are first-generation or first-to-degree, 46 percent are Pell-eligible, 68 percent receive financial aid, and 60 percent are students of color. Many students balance work, family responsibilities, military service, transportation challenges, housing or food insecurity, and other circumstances that make timely access to coordinated support services essential. For these students, navigating multiple buildings and disconnected administrative processes can become an unnecessary barrier to academic success.

Today, many of the Tacoma campus' student-facing services are dispersed across several campus buildings that were not designed for their current functions. Students often need enrollment support, financial guidance, accessibility services, counseling, career development, and advocacy resources at the same time. Today, these services operate from separate locations, requiring students to navigate multiple buildings to obtain assistance. This fragmentation also limits collaboration among staff and reduces opportunities for coordinated, holistic support.

This project represents an opportunity to fundamentally transform the delivery of student support services by creating an integrated student success hub. Rather than relocating administrative offices, the project reorganizes how the Tacoma campus serves students by co-locating complementary services within a single, highly visible, and accessible campus destination central to campus. The resulting environment will reduce barriers to access, strengthen coordination among service providers, improve operational efficiency, and better position the Tacoma campus to support student persistence, degree completion, and workforce readiness.

The request is equally important from a facilities stewardship perspective. Swiss Hall, Tioga Building, and the F. Wild [Arcade] Building are among UW Tacoma's most recognizable historic structures and contribute to the nationally recognized Union Depot/Warehouse Historic District. Constructed between 1889 and 1913, these buildings represent the University's longstanding commitment to preserving Tacoma's architectural heritage while adapting historic facilities to meet contemporary educational needs.

However, decades of deferred maintenance have left these buildings in increasingly poor condition. Tioga has not undergone a comprehensive renovation in more than 30 years, while portions of the Swiss-Wild complex have experienced more than 50 years without major modernization. The 2025 Campus Master Plan classifies the Swiss-Wild complex as "Emergent Services

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Only," indicating critical facility conditions that require significant intervention before the buildings can safely support modern university functions. Existing deficiencies include:

- Significant life-safety and code compliance deficiencies
- Seismic vulnerabilities that place occupants and facilities at risk
- Deteriorated building envelopes resulting in ongoing water infiltration
- Obsolete mechanical, electrical, plumbing, fire protection, and technology systems
- Accessibility barriers that limit equitable access
- Poor energy performance and aging infrastructure
- Extensive structural deterioration within the F. Wild [Arcade] Building caused by prolonged moisture intrusion and termite damage

The project also presents a significant opportunity to advance Washington's goals for sustainability and responsible stewardship of public assets. This project is subject to the Clean Building Performance Standards (CBPS), in accordance with Washington State Administrative Code (WAC) Chapter 194-50-170 and the associated Department of Commerce, administrative rule referred to as the Clean Performance Standard (CBPS), Annex W.

UW has submitted the Tacoma campus decarbonization plan to the Department of Commerce and is pursuing compliance via the CBPS, Section 4.1.4 District Energy Systems Decarbonization. The Tacoma campus currently performs well below its required Energy Use Intensity (EUI) target, with an actual 2024 EUI of 58 kBtu/GFA/year compared to a campus target of 107.6 kBtu/GFA/year. The project will be designed to meet applicable UW Facility Design Standards, State Energy Code requirements, and Clean Buildings Performance Standard targets, ensuring continued compliance upon completion.

Comprehensive renovation of these existing buildings will substantially improve energy performance through replacement of obsolete building systems, restoration of the building envelopes, installation of high-efficiency mechanical and electrical systems, improved controls and energy metering, and integration of renewable energy where feasible. Rehabilitating and adapting existing historic buildings also preserves substantial embodied carbon while extending the useful life of state-owned facilities for decades.

Failure to act would have significant consequences for both the University and the State. Deferred maintenance costs would continue to escalate as building systems deteriorate further. Historic structures that define UW Tacoma's identity would remain vacant or underutilized, placing nationally significant public assets at continued risk. Existing life-safety, seismic, accessibility, and infrastructure deficiencies would remain unresolved, increasing operational risk and future capital costs.

Equally important, students would continue to experience unnecessary barriers in accessing the services that support their academic success. Fragmented service delivery would persist, opportunities for collaboration among student support providers would remain limited, and the University would be unable to realize the vision established in the 2025 Campus Master Plan for a vibrant campus heart that seamlessly connects the historic campus with future growth.

Delaying this investment would also postpone the operational efficiencies, student success outcomes, and long-term savings associated with completing the work as a single integrated project.

This project is therefore a priority because it simultaneously addresses critical facility preservation needs, advances equitable access to higher education, improves operational effectiveness, strengthens student success, preserves irreplaceable historic state assets, and positions UW Tacoma to meet Washington's educational and workforce needs for decades to come.

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

Not applicable. This project has not previously received any state capital appropriations.

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4. Does this project or program leverage non-state funding? If yes, how much by source?*Yes, the project leverages non-state funding.**The University will contribute \$7.5 million in institutional funding toward the Revitalizing the Campus Core project, alongside a request for \$67.0 million from the State Building Construction Account, resulting in a total project investment of \$74.5 million. This institutional investment demonstrates the University's commitment to preserving historic public assets while advancing student success and supporting Washington's long-term educational and economic vitality.**This project does not rely on federal funding or grant programs, and the University is not seeking state funding to satisfy a federal match requirement. Rather, the University's contribution directly supplements the requested state appropriation and reduces the overall state investment needed to deliver the project***Funding Sources***State Capital Funding: \$67.0 million**UW Local Funds: \$7.5 million****Total Project Funding: \$74.5 million****The University's financial commitment reflects the project's importance to its long-term strategic priorities and demonstrates a shared responsibility for stewarding public resources. Through completion of the predesign process, the University has invested significant institutional resources in planning, stakeholder engagement, facility assessments, historic preservation analysis, sustainability planning, conceptual design, and project development. These efforts have produced a well-defined scope, realistic budget, and implementation strategy, positioning the project to move efficiently into design and construction following appropriation.**The University's \$7.5 million contribution represents approximately 10 percent of total project funding and demonstrates a substantial institutional commitment while partnering with state investment to address critical higher education needs.***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 Revitalizing the Campus Core project is one of UW Tacoma's highest capital priorities and represents a foundational investment in the University's ability to expand access to higher education, support student success, and prepare graduates to meet Washington's workforce needs. The project directly advances the University's strategic priorities by strengthening student success, improving stewardship of public assets, enhancing operational effectiveness, and creating an inclusive campus environment that supports learning, collaboration, and community engagement.**The project is the cornerstone of the 2025 UW Tacoma Campus Master Plan, which identifies revitalization of the historic campus core as the campus's highest planning priority. Located at the intersection of Jefferson Avenue, South 19th Street, and the Grand Staircase, the project establishes the physical and symbolic heart of the campus by linking the University's historic core with future campus growth. By activating underutilized historic facilities with student-centered programming and flexible academic spaces, the project creates a welcoming and cohesive campus environment that reflects the University's mission and identity while strengthening connections among students, faculty, staff, community partners, and visitors.**The project supports the University's commitment to student success by creating an integrated student success hub that co-locates essential student-facing services currently dispersed across multiple buildings. Bringing together enrollment services, financial aid, career development, accessibility resources, wellness services, veteran support, and other student success programs will improve coordination among service providers, simplify students' access to support, and reduce barriers to accessing University resources and services. The resulting environment will enable students to receive more coordinated and holistic support throughout their educational journey, strengthening persistence, retention, degree completion, and post-graduation success.*

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The project also improves agency performance by modernizing facilities that no longer effectively support the University's operational needs. Replacing obsolete building systems, improving accessibility, addressing seismic deficiencies, restoring building envelopes, and enhancing energy performance will reduce deferred maintenance, increase reliability, lower long-term operating costs, and improve the efficiency and reliability of maintaining these historic state-owned assets. Consolidating related services into a coordinated campus hub will also improve space utilization, reduce duplication of support functions, and create opportunities for greater collaboration across organizational units.

Beyond the immediate project boundaries, the revitalization creates opportunities to optimize the University's broader campus portfolio. Relocating student support services into the revitalized campus core allows other existing facilities to be repurposed to better support academic programs, institutional priorities, and future campus growth, maximizing the use of existing state-owned facilities before pursuing future capital expansion. This approach reflects responsible stewardship of public resources while increasing the overall effectiveness of the University's facilities portfolio.

The project also advances statewide priorities through the preservation and adaptive reuse of historically significant public buildings while extending their useful life for future generations. Rather than pursuing replacement through new construction, the project invests in the long-term preservation of Washington's architectural heritage while creating modern, flexible learning and support environments that meet the needs of today's students. This approach reduces embodied carbon, improves building performance, and demonstrates responsible stewardship of existing public assets.

As Washington continues to experience growing demand for a highly educated workforce, UW Tacoma plays an increasingly important role in preparing graduates who contribute to the economic vitality of the South Sound region and Washington State. By improving access to student support services, strengthening the campus experience, preserving critical public infrastructure, and creating spaces that foster academic programming, student engagement, community partnerships, and interdisciplinary collaboration, this project advances the University's mission while supporting broader statewide goals for educational attainment, workforce development, and economic opportunity.

Moving student-facing services to the center of campus and backfilling their spaces at the campus edge with administrative and non-student-facing functions, as called for in the Campus Master Plan, also makes much needed library and instructional support space available in the middle of campus. This win/win strategy is both efficient and aligns with long-term campus strategies.

The Revitalizing the Campus Core project is a strategic investment in Washington's students, historic public assets, and future workforce. By integrating student success services, preserving iconic historic buildings, improving operational performance, and creating a welcoming campus heart, the project strengthens the University's ability to serve students, steward public resources responsibly, and deliver lasting value to the State of Washington for decades to come.

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?

Equity is central to the Revitalizing the Campus Core project. The project is designed to reduce barriers to higher education by improving access to coordinated student support services, creating welcoming and inclusive learning environments, preserving accessible public facilities, and strengthening opportunities for student success. By integrating essential student services within a centrally located, universally accessible campus destination, the project advances the University's commitment to ensuring that every student (regardless of background or circumstance) has equitable access to the resources needed to persist, graduate, and thrive.

The University of Washington Tacoma serves one of the most diverse student populations in Washington and plays a critical role in expanding educational opportunity throughout the South Sound. Approximately 60 percent of students identify as students of color, 52 percent are first-generation college students or the first in their families to pursue a bachelor's degree, 46 percent are Pell-eligible, and 68 percent receive financial aid. The campus also serves significant numbers of transfer students,

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military-connected students, veterans, working adults, parenting students, students with disabilities, foster youth, formerly incarcerated students, and students balancing employment and family responsibilities while pursuing their education. These populations represent many of the communities that have historically experienced barriers to accessing and completing higher education.

Today, many of the University's student support services are dispersed across multiple campus buildings, requiring students to navigate separate locations to access enrollment assistance, financial aid, disability accommodations, wellness services, career development, advocacy programs, and other essential resources. Students facing the greatest financial, transportation, family, time, or accessibility challenges are often the most affected by this fragmented service model.

The project addresses these inequities by creating an integrated student success hub that co-locates complementary student support services within the revitalized campus core. Students will be able to access multiple services through a single, highly visible, centrally located destination, improving coordination among service providers while reducing barriers to receiving timely assistance. This integrated approach recognizes that students often experience multiple and interconnected challenges and benefits from coordinated support that addresses the whole student rather than individual needs in isolation.

The project also advances equity through the design of the physical environment. Renovation of the historic buildings will eliminate accessibility barriers, improve wayfinding, modernize building systems, enhance life safety, and create welcoming, flexible spaces that support a broad range of learning styles, cultural experiences, identities, and community needs. The project includes:

- A universally accessible campus welcome center
- Accessible entrances, vertical circulation, restrooms, and student service areas
- Flexible study, collaboration, wellness, and community gathering spaces
- A dedicated student engagement space within the restored historic Swiss Hall Ballroom supporting student leadership, co-curricular programming, campus traditions, cultural programming, and community-building
- Repurposing the top floor of Tioga as a flexible campus-wide space for academic programming, university convenings, community engagement, and interdisciplinary collaboration
- Spaces that foster belonging, collaboration, and meaningful connections among students, faculty, staff, and community partners

The project's equity impacts extend beyond the campus. As a regional public university campus serving Pierce, Thurston, South King, and surrounding counties, UW Tacoma prepares graduates who contribute directly to Washington's workforce, civic institutions, healthcare systems, schools, businesses, and nonprofit organizations. Improving student persistence and degree completion expands educational opportunity and strengthens the economic vitality of communities throughout the region. The University anticipates measuring the project's impact through a combination of student success, operational, and utilization metrics, including:

- Increased utilization of integrated student support services
- Improved student satisfaction with access to campus services
- Reduced barriers to accessing multiple student support resources
- Increased collaboration and successful referrals among student support providers
- Increased participation in student engagement activities, leadership opportunities, and co-curricular programming
- Improved student sense of belonging and campus engagement
- Improved first-year retention and year-to-year persistence
- Increased degree completion and timely graduation
- Reduced equity gaps in retention and graduation among first-generation students, Pell-eligible students, students of color, veterans and military-connected students, students with disabilities, and other historically underserved populations
- Improved utilization of existing campus facilities through coordinated service delivery and enhanced space effectiveness

The Revitalizing the Campus Core project is a strategic investment in equitable educational opportunity. By creating an

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Description

integrated student success hub within revitalized historic facilities, the project removes barriers to student success, strengthens access to essential resources, preserves publicly owned historic assets, and ensures that students from every community have greater opportunity to achieve their educational and professional goals. In doing so, the project advances the University's mission while contributing to a stronger, more equitable workforce and economy for the State of Washington.

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

The Revitalizing the Campus Core project represents a unique opportunity to advance multiple statewide priorities through a single capital investment. Few projects simultaneously advance student success, preserve historically significant public assets, reduce deferred maintenance, modernize critical infrastructure, improve operational efficiency, strengthen community partnerships, and support Washington's future workforce.

The project is not simply a renovation of historic buildings or a reorganization of university offices. It fundamentally transforms how the University of Washington Tacoma serves students by creating an integrated student success hub that brings together the programs and services students rely upon to enroll, persist, graduate, and successfully transition into the workforce. By co-locating these services within a centrally located and accessible campus destination, the project removes barriers to access, strengthens collaboration among service providers, and creates a more coordinated and responsive student experience.

At the same time, the project fulfills the University's responsibility to steward public assets. Swiss Hall, Tioga Building, and the F. Wild [Arcade] Building are among the most historically significant buildings on the UW Tacoma campus and contribute to the nationally recognized Union Depot/Warehouse Historic District. This investment preserves these landmark state-owned facilities while modernizing them to meet contemporary standards for accessibility, life safety, seismic resilience, sustainability, and educational use. Preserving these buildings ensures they continue serving Washington students and communities for generations while reducing long-term deferred maintenance liabilities and future repair costs.

The project also serves as the cornerstone of the University's long-term campus development strategy. The 2025 UW Tacoma Campus Master Plan identifies revitalization of the campus core as the University's highest capital priority because it establishes the physical and symbolic center of campus, strengthens connections between historic and future development, and creates the foundation for subsequent academic, residential, and community-serving investments.

The timing of this investment is particularly significant. The University's new Residence Hall and Dining project (Husky Landing), located immediately adjacent to the Revitalizing the Campus Core project, is anticipated to open in Autumn 2029. Together, these projects will transform the center of the UW Tacoma campus by creating a vibrant, student-centered district that integrates housing, dining, student success services, academic programming, student engagement, and community gathering spaces. Coordinating these complementary investments will establish a cohesive campus heart that supports an increasingly residential student experience while strengthening engagement, belonging, academic success, and community connection.

Delivering these projects in close coordination also represents responsible stewardship of public resources. Their proximity creates opportunities to coordinate utility improvements, site development, infrastructure investments, construction sequencing, and campus logistics, reducing duplication of effort and minimizing disruption to students, faculty, staff, campus operations, and surrounding neighbors. Coordinated delivery improves construction efficiency, maximizes opportunities for shared infrastructure investment, reduces mobilization and procurement costs where feasible, and allows the University to strategically sequence campus development to maximize the long-term value of both state and institutional funding. Advancing the Revitalizing the Campus Core project in alignment with the Residence Hall and Dining project ensures that these complementary investments function as an integrated campus district rather than as independent facilities, creating greater operational efficiency, improving the student experience, and generating a stronger return on the State's investment.

Funding the project as a single integrated investment is equally important. Constructing the project in phases would delay delivery of student support services, reduce operational efficiencies, increase construction escalation and mobilization costs, extend disruption to campus operations, and postpone realization of the project's full educational and economic benefits. Delivering the project as envisioned allows the University to maximize the value of this investment while creating a unified

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000215

Project Title: UW Tacoma - Revitalizing the Campus Core

Project Class: Preservation (State-Owned)

Description

campus core that supports student success, strengthens institutional effectiveness, and positions the campus for future growth.

The project also demonstrates responsible stewardship of public resources by investing in the adaptive reuse of existing historic buildings rather than constructing replacement facilities. This approach extends the useful life of valuable state-owned assets, preserves embodied carbon, improves building performance, reduces long-term operating costs, and supports Washington's sustainability objectives. The project represents a fiscally responsible investment that maximizes the value of existing public assets while meeting the evolving needs of today's students and tomorrow's workforce.

The Revitalizing the Campus Core project is a strategic investment in Washington's students, historic public assets, and future workforce. Together with the adjacent Residence Hall and Dining project, it will establish a vibrant campus heart that supports student success, preserves irreplaceable historic resources, enhances the student experience, strengthens community connections, and positions UW Tacoma to meet Washington's educational and workforce needs well into the future. Through these coordinated investments, the University will create a campus environment that reflects its mission, advances the vision of the 2025 Campus Master Plan, and delivers lasting educational, economic, and community benefits to the State of Washington.

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

The University completed a comprehensive self-funded predesign study that evaluated multiple alternatives to identify the most effective long-term strategy for revitalizing the historic core of the UW Tacoma campus. Each alternative was evaluated against the University's project goals, including improving student success, creating an integrated student success hub, preserving historic assets, reducing deferred maintenance, modernizing critical infrastructure, supporting sustainability objectives, and providing the greatest long-term value to the State of Washington. The analysis also considered project cost, life-cycle cost, operational effectiveness, historic preservation, constructability, and the ability to meet the vision established in the 2025 UW Tacoma Campus Master Plan.

Alternative 1 – No Action

Under the no-action alternative, the Swiss Hall, F. Wild [Arcade], and Tioga buildings would remain vacant or underutilized and continue to deteriorate. Existing life-safety deficiencies, deferred maintenance, accessibility barriers, and obsolete building systems would remain unresolved. Student support services would continue to be dispersed across campus, limiting collaboration among service providers and maintaining barriers to student access.

While this alternative avoids immediate capital expenditures, it fails to preserve historic public assets, does not address critical facility conditions, and does not advance the University's educational mission. It would also increase future capital costs as facility conditions continue to deteriorate and would forgo the opportunity to activate the historic heart of the campus. Accordingly, this alternative was not viable.

Alternative 2 – Renovate Swiss-Wild Building Complex and Tioga Building with F. Wild [Arcade] Façade Retention

This alternative renovates Swiss Hall, Tioga Building, and the F. Wild [Arcade] Building while preserving and restoring the existing F. Wild [Arcade] façade. It meets the University's programmatic objectives by creating an integrated student success hub, establishing a cohesive campus core, consolidating student support services, and revitalizing four historic buildings.

The estimated total project cost is \$74.3 million, with a 30-year life-cycle cost of approximately \$133.3 million and a 50-year life-cycle cost of approximately \$163.6 million. Although this alternative successfully meets the project's functional goals, retaining the deteriorated façade introduces significant construction complexity, risk, and uncertainty associated with stabilizing and integrating the historic façade into a new structural system.

Alternative 3 – Renovate Swiss Hall, Tioga Building, and Replace the F. Wild [Arcade] Building (Preferred Alternative)

The preferred alternative provides the same operational and student success benefits as Alternative 2 while replacing the structurally compromised F. Wild [Arcade] Building rather than retaining its deteriorated façade. The replacement building will be designed to complement the historic character and scale of the surrounding district while providing a safe, resilient, and

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Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000215

Project Title: UW Tacoma - Revitalizing the Campus Core

Project Class: Preservation (State-Owned)

Description

flexible facility that supports the University's long-term needs.

The estimated total project cost is \$74.5 million, with a 30-year life-cycle cost of approximately \$133.6 million and a 50-year life-cycle cost of approximately \$163.8 million. The difference in first cost between Alternatives 2 and 3 is approximately \$200,000, or less than one-third of one percent of the total project budget. Given the negligible cost difference, the University determined that replacing the F. Wild [Arcade] Building provides substantially greater long-term value by reducing construction risk, improving structural reliability, simplifying delivery, and creating a more durable facility while preserving the historic character of the campus.

Alternative 4 - Renovate the Swiss-Wild Building Complex Only

This alternative was determined to be infeasible because it provides only a portion of the space required to consolidate student support services and does not address the deteriorated condition of the Tioga Building. Without Tioga, the University would be unable to fully co-locate programs serving many nontraditional students, significantly reducing the operational and student success benefits that define the project. The alternative therefore failed to achieve the Campus' programmatic, operational, and equity objectives.

Alternative 5 - Renovate Swiss Hall, and Tioga Building

This alternative was also determined to be infeasible because it did not provide sufficient space or the functional adjacencies needed to create an integrated student success hub. Separating key services such as admissions and financial aid from the campus welcome center would diminish the student experience, reduce operational effectiveness, and fail to activate the campus core as envisioned in the Campus Master Plan. In addition, leaving the Wild Building unaddressed would allow one of the University's most deteriorated historic structures to continue declining, increasing future costs and risk.

The University selected Alternative 3 because it best fulfills the project's programmatic, operational, preservation, and student success objectives while providing the greatest long-term value to the State. It creates a vibrant campus core centered on an integrated student success hub, preserves and modernizes historic public assets, addresses significant deferred maintenance, improves accessibility and life safety, supports sustainability goals, and establishes flexible spaces for academic programming, student engagement, community partnerships, and interdisciplinary collaboration. Replacing the F. Wild [Arcade] Building substantially reduces construction risk and provides a more resilient long-term solution, while the marginal increase in project cost is outweighed by improvements in constructability, operational performance, and long-term stewardship.

The preferred alternative also allows the project to be delivered efficiently alongside the adjacent Residence Hall and Dining project. Coordinating these complementary investments creates opportunities to sequence construction, coordinate utility and infrastructure improvements, reduce disruption to campus operations, and maximize the return on both state and institutional investments. Together, these projects will establish the historic and functional heart of the UW Tacoma campus while creating a welcoming, student-centered environment that supports educational attainment, workforce development, and the University's long-term mission.

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

The project is anticipated to use the Progressive Design-Build (PDB) delivery method.

The University determined that PDB provides the most effective approach for managing the complexity, uncertainty, and technical challenges associated with revitalizing multiple interconnected historic buildings while maintaining schedule, budget, and quality objectives.

The project includes renovation and adaptive reuse of historic buildings within the Union Depot/Warehouse Historic District, including structural rehabilitation, seismic improvements, replacement of obsolete building systems, accessibility upgrades, historic preservation requirements, and construction adjacent to active campus operations. The work also includes replacement of the structurally compromised F. Wild [Arcade] Building while preserving the historic character of the surrounding campus. These factors make early collaboration among the University, designer, contractor, preservation specialists, and key trade

Capital Project Request

2027-29 Biennium

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Project Number: 40000215

Project Title: UW Tacoma - Revitalizing the Campus Core

Project Class: Preservation (State-Owned)

Description*partners essential to project success.*

Progressive Design-Build allows the University to engage the design-builder early in the design process to evaluate constructability, cost, schedule, risk, and design alternatives before establishing a Guaranteed Maximum Price (GMP). This approach is particularly valuable for historic preservation projects, where concealed conditions, aging infrastructure, and unforeseen structural issues can significantly affect project scope, schedule, and cost. Early collaboration improves cost certainty, strengthens risk management, enhances coordination of preservation and regulatory requirements, supports procurement planning, and reduces the potential for costly change orders during construction.

The delivery method also supports coordination with the adjacent Residence Hall and Dining project anticipated to open in Autumn 2029, allowing utility improvements, site development, construction sequencing, and campus logistics to be planned collectively. This integrated approach will minimize disruption to campus operations, improve construction efficiency, and maximize the value of both state and institutional investments.

The University believes Progressive Design-Build provides the collaborative framework necessary to successfully deliver this complex historic preservation project while maximizing value, minimizing risk, and ensuring responsible stewardship of public resources.

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.

Not applicable.

Location

City: Tacoma

County: Pierce

Legislative District: 027

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	67,000,000				67,000,000
148-6	HE - Dedicated Locl-Non-Appropriated	7,500,000				7,500,000
	Total	74,500,000	0	0	0	74,500,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
148-6	HE - Dedicated Locl-Non-Appropriated					
	Total	0	0	0	0	

Operating Impacts

**360 - University of Washington
Capital Project Request**

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:44AM

Project Number: 40000215

Project Title: UW Tacoma - Revitalizing the Campus Core

Project Class: Preservation (State-Owned)

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000215	40000215
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	UW Tacoma - Revitalizing the Campus Core	
OFM Project Number	40000215	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	58,130 SF	MACC per Gross Square Foot	\$735
Usable Square Feet	38,080 SF	Escalated MACC per Gross Square Foot	\$812
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	65.5%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	10.30%
Remodel	Yes	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.50%	Location Used for Tax Rate	Tacoma
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	4080 & 6198
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	October-25	Predesign End	June-26
Design Start	August-27	Design End	April-29
Construction Start	January-29	Construction End	September-30
Construction Duration	20 Months		

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Project Cost Summary

Total Project	\$67,671,425	Total Project Escalated	\$74,500,309
		Rounded Escalated Total	\$74,500,000
Amount funded in Prior Biennia			\$499,000
Amount in current Biennium			\$74,001,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$752,897	
	Construction	\$0	
	Art	\$3,764	
	Agency PM	\$32,536	
	Total	\$789,198	1.1%

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

Consultant Services			
Predesign Services	\$421,847		
Design Phase Services	\$3,698,797		
Extra Services	\$900,000		
Other Services	\$1,661,778		
Design Services Contingency	\$334,121		
Consultant Services Subtotal	\$7,016,543	Consultant Services Subtotal Escalated	\$7,526,885

Construction			
Maximum Allowable Construction Cost (MACC)	\$42,718,164	Maximum Allowable Construction Cost (MACC) Escalated	\$47,219,331
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$4,380,853		\$4,843,034
Non-Taxable Items	\$0		\$0
Sales Tax	\$4,945,397	Sales Tax Escalated	\$5,466,548
Construction Subtotal	\$52,044,414	Construction Subtotal Escalated	\$57,528,913

Equipment			
Equipment	\$3,588,873		
Sales Tax	\$376,832		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,965,705	Equipment Subtotal Escalated	\$4,384,088

Artwork			
Artwork Subtotal	\$325,016	Artwork Subtotal Escalated	\$325,016

Agency Project Administration			
Agency Project Administration Subtotal	\$2,388,512		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$500,000		
Project Administration Subtotal	\$2,888,512	Project Administration Subtotal Escalated	\$3,193,251

Other Costs			
Other Costs Subtotal	\$1,431,235	Other Costs Subtotal Escalated	\$1,542,156

Project Cost Estimate			
Total Project	\$67,671,425	Total Project Escalated	\$74,500,309
		Rounded Escalated Total	\$74,500,000

Funding Summary

		Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium	2029-31		Out Years	
				2027-29				
Acquisition								
Acquisition Subtotal		\$0	\$0	\$0				\$0
Consultant Services								
Consultant Services Subtotal		\$7,526,885	\$499,024	\$7,027,861				\$0
Construction								
Construction Subtotal		\$57,528,913	\$0	\$57,528,913				\$0
Equipment								
Equipment Subtotal		\$4,384,088	\$0	\$4,384,088				\$0
Artwork								
Artwork Subtotal		\$325,016	\$0	\$325,016				\$0
Agency Project Administration								
Project Administration Subtotal		\$3,193,251	\$0	\$3,193,251				\$0
Other Costs								
Other Costs Subtotal		\$1,542,156	\$0	\$1,542,156				\$0
Project Cost Estimate								
Total Project		\$74,500,309	\$499,024	\$74,001,285	\$0		\$0	
		\$74,500,000	\$499,000	\$74,001,000	\$0		\$0	
Percentage requested as a new appropriation				99%				

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

Design and construction.

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

Not applicable. A predesign was completed using local funds.

What is planned with a future appropriation?

No future appropriation is 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				
Site Programming	\$413,917			
Analysis and Site Surveys	\$7,930			
Sub TOTAL	\$421,847	1.0313	\$435,051	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	\$3,347,327			
Sales tax on DB design	\$351,469			
Sub TOTAL	\$3,698,797	1.0582	\$3,914,067	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	\$1,503,872			
Sales tax on DB design	\$157,907			
Sub TOTAL	\$1,661,778	1.1055	\$1,837,096	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$500,000	1.0582	\$529,100	14%
Construction Phase	\$400,000	1.1055	\$442,200	24%
Sales tax on consultant services (where services are taxable)		1.1055	\$0	
Sub TOTAL	\$900,000	1.0582	\$971,300	
5) Design Services Contingency				
Consultant Contingency	\$334,121			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$334,121	1.1055	\$369,371	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$7,016,543		\$7,526,885	
Consultant Services Cost Per SF	\$121		\$129	
Consultant Services % Of Const	13%		13%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$200,000			
Sub TOTAL	\$200,000	1.0775	\$215,500	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0775	\$0	Escalated to Start Const.
	\$0 per GSF		\$0 per GSF	
3) Facility Construction				
Direct Construction Cost	\$29,834,000			
General Conditions	\$5,416,000			
Prime Cont. Field Overhead (GC/GR)	\$4,065,650	12%		Project Contingency
Prime Cont. Fee/Profit	\$3,202,514	9%		Estimating Contingency
Sub TOTAL	\$42,518,164	1.1055	\$47,003,831	Escalated to Mid-Const.
	\$731 per GSF		\$809 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$42,718,164		\$47,219,331	
	\$735 per GSF		\$812 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$42,718,164		\$47,219,331	
	\$735 per GSF		\$812 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$2,135,908			Calculated
Moving Costs, HazMat Remediation, Design-Build Fee	\$2,244,945			does not belong in this section, but this is the only option as they are taxable but not part of MACC
Sub TOTAL	\$4,380,853	1.1055	\$4,843,034	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.1055	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$4,945,397		\$5,466,548	
CONSTRUCTION CONTRACTS TOTAL				
	\$52,044,414		\$57,528,913	
Construction Contracts Cost Per SF	\$895		\$990	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$2,028,450			
Furnishings	\$1,560,423			
Sub TOTAL	\$3,588,873	1.1055	\$3,967,500	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.1055	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$376,832		\$416,588	
EQUIPMENT TOTAL	\$3,965,705		\$4,384,088	

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	\$370,876			0.5% of total project cost for new and renewal construction
Artwork adjustment	-\$45,860			
ARTWORK TOTAL	\$325,016	NA	\$325,016	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$2,388,512			Calculated
Additional Services				
Construction Management	\$500,000			
Subtotal of Other	\$500,000			
PROJECT MANAGEMENT TOTAL	\$2,888,512	1.1055	\$3,193,251	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other Misc	\$373,500			advertising, security, IT, EH&S
In-Plant Services	\$525,000			
Permits & Insurance	\$532,735			
OTHER COSTS TOTAL	\$1,431,235	1.0775	\$1,542,156	Escalated to Start Const.

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Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:39AM

Project Number: 40000100

Project Title: Intellectual House - Phase 2

Project Class: Program Improvement (State-Owned)

Description

Starting Fiscal Year: 2024

Agency Priority: 3

Project Summary

The University of Washington requests an \$8.9 million reappropriation and an additional \$5 million appropriation from the State 057 Building Construction Account to support the completion of Phase 2 of the Intellectual House on the Seattle campus.

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 request will construct a 7,200 GSF Native Student Building adjacent to Intellectual House - Phase 1 on the Seattle campus. The facility will include student lounges, study areas, a learning room, Native arts lab, Elders' and intergenerational meeting space, student support areas, administrative space, inclusive restrooms, lockers, a kitchenette, and outdoor terraces. Site improvements will include accessible pedestrian pathways, landscaping, stormwater management enhancements, upgraded utility infrastructure, and other supporting site features.

The facility will primarily serve AI/AN/I students while also supporting faculty, staff, Tribal Nations, alumni, and community partners. The building will expand capacity for academic support, mentoring, recruitment activities, cultural programming, Indigenous arts instruction, and community engagement. The project will create a dedicated environment for learning, belonging, and cultural connection that complements the existing Intellectual House facility and addresses long-standing space limitations.

Phase 2 will provide spaces dedicated to advancing student success and belonging. Activities hosted at the center include academic study, group study projects, student-facing programs and clubs, academic advising services, academic counseling services, student support resources and referrals, intergenerational mentorship, and student recruitment engagement. The center will also host cultural programming, symposia, language revitalization classes, community learning, Indigenous knowledge-sharing, Indigenous arts and practices (e.g., carving, beading, traditional medicines, sewing, etc.), connections to Elders and home Tribes. The center will also serve as a point of connection for AI/AN/I student-facing programs across schools and colleges, AI/AN/I Registered Student Organizations (RSO), the UW Canoe Family, and more. Essential activities will be supported by a staff team, including student workers.

Importantly, Phase 2 will expand the UW Seattle's ability to recruit, retain and graduate AI/AN/I students and support the engagement of AI/AN/I faculty, staff, alumni, Tribal communities, and the broader campus community by centering Indigenous culture and practices, student support programs, and AI/AN/I community in a safe and welcoming center of learning and belonging. Completing the Phase 2 project will deliver on a decades-long commitment to Tribal Nations and Indigenous communities while creating lasting opportunities for future generations.

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

AI/AN/I students remain underrepresented in higher education and continue to face barriers to recruitment, retention, degree completion, and a sense of belonging. Nationally, only 25.8 percent of Native Americans ages 18 to 24 are enrolled in college, 33 percent of AI/AN adults have earned a postsecondary credential, and 17.2 percent hold a bachelor's degree or higher.

At the Seattle campus, many AI/AN/I students pursue higher education away from their Tribal communities, families, cultures, and support networks. The lack of dedicated, culturally affirming space for academic support, mentorship, gathering, and cultural connection can contribute to isolation and negatively affect persistence, well-being, and academic success.

Since opening in 2015, Intellectual House has become the center of Native cultural life on campus; however, it was not designed to meet day-to-day student support needs. Existing student space is limited to a repurposed conference room that accommodates approximately 20 students, which is insufficient to serve the hundreds of AI/AN/I students, as well as the faculty

Capital Project Request

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Report Number: CBS002

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Project Number: 40000100

Project Title: Intellectual House - Phase 2

Project Class: Program Improvement (State-Owned)

Description

and staff who support them.

This request is a priority because AI/AN/I student success directly advances educational equity, Tribal community well-being, workforce development, cultural preservation, and Washington State's future prosperity. Without this investment, UW Seattle's ability to recruit, retain, and graduate AI/AN/I students will remain constrained, limiting the University's ability to fully realize its longstanding commitment to Tribal Nations and Indigenous communities.

The project is located on the Seattle campus of the University of Washington and is subject to the Clean Buildings Performance Standard (CBPS) in accordance with Chapter 194-50 WAC and associated rules administered by the Washington State Department of Commerce. In 2025, the University submitted its Seattle campus decarbonization plan to the Department of Commerce, outlining its strategy to reduce greenhouse gas emissions and achieve Energy Use Intensity targets (EUIt).

The Seattle campus has been served by a University-owned District Energy System (DES) for more than 120 years. The University's compliance pathway under the CBPS is through Section 4.1.4, District Energy Systems Decarbonization (HB 1390). Campus compliance is measured using a blended Energy Use Intensity metric calculated across all gross square footage within the contiguous Seattle campus. As a result, all campus buildings, regardless of size, contribute to the campus-wide EUIt.

The target EUI for the UW Seattle campus is 145 kBtu/GFA/year, and the measured EUI for calendar year 2024 was 138 kBtu/GFA/year. The campus therefore performs below the maximum EUI target established by the CBPS. This project will be designed to meet applicable EUI requirements in the UW Facility Design Standards and the City of Seattle Energy Code. Given these requirements, the project is expected to support continued campus compliance with CBPS performance targets following occupancy. Additional information regarding UW's energy transformation efforts and CBPS compliance documentation, including energy audits, metering, and benchmarking, is available at: <https://sustainability.uw.edu/decarbonization/erp>.

The project supports energy efficiency through a compact, single-story building design; high-performance building envelope and systems that meet current code requirements; and a variable refrigerant flow (VRF) heating and cooling system. The design also incorporates current plumbing and energy conservation standards.

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

Intellectual House Phase 2 previously received a \$9 million appropriation in the 2023-25 capital budget. To support the revised project budget of \$16.75 million, the University is requesting an additional \$5 million in state capital funding. The University remains committed to securing the balance of project costs through private fundraising and other non-state sources.

The predesign update was funded with local reserves, and a site survey was completed using a portion of the original \$9 million appropriation. As of June 30, 2026, total project expenditures were \$217,494, and there are currently no active contracts.

University leadership has authorized the initiation of the design procurement process to reduce the impacts of further cost escalation and support a planned opening in Autumn Quarter 2029. If the additional capital funding request is not approved, the project will need to be suspended following completion of design.

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

Yes, the project leverages a variety of non-state funding sources.

Non-state funding sources include private philanthropy, corporations, foundations, Tribal Nations, and community partners. The original funding strategy anticipated approximately \$3 million in donor support, representing 25 percent of the original project budget. To date, UW Seattle has secured approximately \$2 million in funding commitments.

UW Seattle will continue pursuing additional philanthropic support. However, the extended fundraising timeline has delayed the

Capital Project Request

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Report Number: CBS002

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Project Number: 40000100

Project Title: Intellectual House - Phase 2

Project Class: Program Improvement (State-Owned)

Description

project and contributed to cost escalation, increasing the need for additional state investment.

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.

Intellectual House - Phase 2 advances the University of Washington's mission to educate a diverse student body, expand opportunity, and serve the people of Washington. The project aligns with the mission of the Office of Minority Affairs & Diversity by creating a culturally grounded environment that fosters Indigenous belonging, mentorship, academic achievement, and community engagement.

The project directly supports the UW Strategic Framework by expanding educational opportunities, fostering healthy and thriving communities, strengthening collaboration for public benefit, and stewarding resources that advance the University's mission. The facility will serve as a welcoming gateway and hub for Indigenous student support, cultural programming, Native arts, community learning, and engagement with Tribal Nations, Elders, alumni, faculty, staff, and community partners.

Developed through years of collaboration among AI/AN/I students, Tribal leaders, Elders, faculty, staff, alumni, and community members, the project will strengthen relationships between the University and Tribal Nations across Washington. By elevating Indigenous knowledge alongside academic learning, the center will support cultural preservation, workforce development, community well-being, and partnerships that address statewide priorities.

As Washington's flagship public university, the University views Intellectual House - Phase 2 as a strategic investment in the state's future workforce and its relationships with Tribal Nations. The project advances the long-term vision for the Intellectual House program by providing dedicated space for student engagement, cultural education, community programming, and Indigenous scholarship, while relieving space constraints within the existing facility and improving operational effectiveness.

The project is also consistent with the University of Washington's 2019 Seattle Campus Master Plan (CMP), which was developed to support the University's academic, research, and service missions and guide the long-term physical development of the campus. Intellectual House Phase 2 is proposed for Site C4 within the Central Campus, a location specifically identified in the CMP to support expansion of the Intellectual House program.

In addition, the project will enhance campus infrastructure through improved accessibility, upgraded utilities, stormwater management improvements, and site enhancements that support the long-term functionality and sustainability of the campus environment.

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 Intellectual House - Phase 2 project advances equity by addressing persistent disparities in educational access, retention, degree attainment, and sense of belonging experienced by American Indian, Alaska Native, and Indigenous (AI/AN/I) students. The facility will provide culturally responsive spaces and programs that support students throughout their academic journey, from recruitment and enrollment through graduation, while strengthening connections to Indigenous culture, community, and mentorship.

The project will serve AI/AN/I students, families, Tribal Nations, and Native communities across Washington State, including those from rural, urban, and geographically isolated areas. By creating dedicated space for academic support, cultural programming, Indigenous arts, community engagement, and intergenerational learning, the project will help reduce barriers that contribute to student isolation and negatively affect persistence, well-being, and academic success.

The project also advances cultural equity by supporting the preservation, practice, and sharing of Indigenous knowledge, languages, traditions, and ways of being. Through engagement with Elders, Tribal leaders, and community members, the facility will foster opportunities for cultural learning, mentorship, and community connection that benefit both Native students and Tribal

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Description*communities.**Project outcomes will be measured through:*

- Student recruitment, enrollment, and yield rates
- Retention and persistence rates
- Degree completion and graduation rates
- Utilization of academic support services
- Participation in mentoring and leadership programs
- Student-reported belonging and engagement
- Participation in cultural and community programs
- Facility utilization metrics
- Tribal and community partner engagement

Together, these measures will demonstrate progress toward expanding educational opportunities, strengthening cultural vitality, and improving long-term outcomes for Native students and communities. Progress will be tracked through existing institutional reporting systems and can be reported to the Governor and Legislature upon request.

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

The Intellectual House Campaign represents more than 50 years of advocacy, partnership, and shared commitment among the University, Tribal Nations, Indigenous communities, and the State of Washington. Phase 1 established a nationally recognized gathering place for Indigenous culture, community connection, and Tribal engagement. Phase 2 will complete the original vision by providing dedicated space for AI/AN/I student success, academic support, Indigenous arts, mentorship, and well-being. Together, the two phases will be connected by a gathering circle that honors the interconnectedness of students, culture, community, and place. The full vision of the Intellectual House Campaign will not be realized until Phase 2 is complete.

The Intellectual House vision was developed through extensive collaboration with students, faculty, staff, Elders, and Tribal representatives and reflects Indigenous values in both its programming and physical design. Outdoor gathering spaces, Native arts areas, medicinal gardens, and intergenerational gathering spaces are integral components of the project, reinforcing the connection among culture, learning, community, and place.

Since opening in 2015, the Intellectual House has hosted more than 1,500 events, including more than 800 cultural gatherings; celebrated more than 700 AI/AN/I graduates; employed more than 60 student workers; and served as the venue for UW's annual Tribal Leadership Summit.

Completing Phase 2 will fulfill the original promise of the Intellectual House Campaign and create a comprehensive destination for Native student success, cultural revitalization, Indigenous learning, and community engagement. State investment at this stage will help mitigate further cost escalation, maintain fundraising momentum, and advance UW Seattle's longstanding commitment to Tribal Nations and Indigenous communities.

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

The predesign evaluated two primary alternatives:

Alternative A *located the building on the site identified in earlier predesign studies and scaled the project to align with the original \$12 million budget. While this alternative maintained the existing parking lot and reduced site development costs, the available space limited the building to approximately 4,975 GSF, preventing the project from fully meeting identified program requirements.*

Alternative B, *the preferred alternative, relocates the building to the existing N06 parking lot, allowing construction of a 7,200*

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GSF facility that accommodates the full program, including expanded student gathering areas, a Native Arts Lab, community learning space, and supporting outdoor amenities. Although this alternative requires parking relocation and additional site improvements, it better fulfills project objectives while preserving significant natural features and creating a stronger relationship between Phase 1 and Phase 2. The predesign estimated this alternative at \$16.1 million; the current project budget is \$16.75 million, reflecting schedule adjustments and construction cost escalation.

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

The project will be delivered using the GC/CM (General Contractor/Construction Manager) project delivery method. The justification for utilizing an alternative delivery method is provided below.

The project site is located adjacent to Stevens Way, a major campus corridor with significant volumes of vehicle, bus, delivery, bicycle, and pedestrian traffic. The site also serves as the primary entrance to the North Campus residential complex, which houses approximately 2,500 students. Construction activities will require careful scheduling, phasing, and coordination to minimize impacts on campus operations and ensure public safety. In addition, the building site is located above an existing utility tunnel, creating a technically complex construction environment. These conditions support the use of GC/CM under the following criteria:

- The implementation of the project involves complex scheduling, phasing, and coordination.
- The project encompasses a complex or technical work environment.

The site is constrained by its compact footprint and the presence of significant existing trees and natural features. A key project goal identified in the predesign is to preserve natural site features, create opportunities for outdoor gathering spaces, and strengthen the relationship between indoor and outdoor program areas. Early contractor involvement during design will support constructability reviews, site planning, logistics coordination, and cost management to help achieve these objectives. Accordingly, the following GC/CM criterion applies:

- The involvement of the general contractor/construction manager during the design stage is critical to the success of the project.

The University of Washington is certified by the Capital Projects Advisory Review Board (CPARB) Project Review Committee (PRC) to utilize both GC/CM and Design-Build project delivery methods.

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.

The project is not directly linked to the Puget Sound Action Agenda or the Governor's Salmon Strategy. However, it incorporates sustainable site development practices, including on-site stormwater management, bioretention facilities, preservation of significant trees where feasible, replacement planting, accessible pedestrian improvements, and environmentally sensitive landscape design. These elements support the University's broader sustainability and stewardship goals while minimizing environmental impacts and enhancing site resilience.

11. New Project Cost Increases – Additional Information

The project cost increased from the original estimate of \$12.0 million to approximately \$16.1 million in the 2025 predesign update, an increase of \$4.1 million, or 34.2 percent. The current project budget is estimated at \$16.75 million, reflecting additional escalation attributable to schedule delays associated with fundraising efforts. Relative to the original estimate, the current budget represents an increase of \$4.75 million, or 39.6 percent. Additional cost increases are attributable to revised site, utility, and parking requirements; updated code and building system requirements; and market-driven construction cost escalation.

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The estimated factors contributing to the increased project cost are as follows:

- Construction Cost Escalation: \$2,239,982 (47.1%)
- Code Changes Associated with Project Delays: \$1,394,803 (29.4%)
- Unknown Site Conditions: \$1,115,216 (23.5%)

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-New Facilities

Growth Management impacts

The Growth Strategies legislation of 1990 requires state agencies to comply with local land use regulations adopted pursuant to the Growth Management Act. The University of Washington acknowledges this through the development of the Campus Master Plan, in compliance with the City of Seattle Major Institutions District Municipal Code and Comprehensive Plan goals and policies.

New Facility: Yes

How does this fit in master plan

This project is aligned with the University of Washington 2019 Campus Master Plan (CMP) which was shaped by the strategic goals and the academic, research, and service missions of the University, all of which guide the physical development of the campus. The proposed location for the Intellectual House - Phase 2 is site C4 within Central Campus. The development site was identified specifically for the expansion of the Intellectual House program.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	14,000,000	31,000	4,000	8,965,000	5,000,000
148-6	HE - Dedicated Locl-Non-Appropria	2,750,000			2,750,000	
	Total	16,750,000	31,000	4,000	11,715,000	5,000,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
148-6	HE - Dedicated Locl-Non-Appropria					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000100	40000100
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	Intellectual House - Phase 2	
OFM Project Number	40000100	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	7,200 SF	MACC per Gross Square Foot	\$919
Usable Square Feet	5,270 SF	Escalated MACC per Gross Square Foot	\$1,016
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	73.2%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	9.75%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.55%	Location Used for Tax Rate	Seattle
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	N/A
Base Month (Estimate Date)	July-25	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start	September-23	Predesign End	February-26
Design Start	November-26	Design End	March-28
Construction Start	March-28	Construction End	May-29
Construction Duration	14 Months		

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Project Cost Summary

Total Project	\$15,223,296	Total Project Escalated	\$16,750,000
		Rounded Escalated Total	\$16,750,000
Amount funded in Prior Biennia			\$9,170,000
Amount in current Biennium			\$7,580,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	GCCM		
	Design Fee	\$346,784	
	Construction	\$3,081,437	
	Art	\$17,141	
	Agency PM	\$232,562	
	Total	\$3,677,924	22.0%

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

Consultant Services			
Predesign Services	\$150,773		
Design Phase Services	\$686,263		
Extra Services	\$731,914		
Other Services	\$308,321		
Design Services Contingency	\$162,786		
Consultant Services Subtotal	\$2,040,057	Consultant Services Subtotal Escalated	\$2,192,762

Construction			
Maximum Allowable Construction Cost (MACC)	\$6,618,880	Maximum Allowable Construction Cost (MACC) Escalated	\$7,316,510
GCCM Risk Contingencies	\$236,234		\$261,134
GCCM Management	\$2,418,404		\$2,673,304
Owner Construction Contingency	\$927,351		\$1,025,095
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,076,192	Sales Tax Escalated	\$1,189,623
Construction Subtotal	\$11,277,060	Construction Subtotal Escalated	\$12,465,666

Equipment			
Equipment	\$450,448		
Sales Tax	\$47,522		
Non-Taxable Items	\$0		
Equipment Subtotal	\$497,970	Equipment Subtotal Escalated	\$550,457

Artwork			
Artwork Subtotal	\$45,000	Artwork Subtotal Escalated	\$45,000

Agency Project Administration			
Agency Project Administration Subtotal	\$684,000		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$132,164		
Project Administration Subtotal	\$816,164	Project Administration Subtotal Escalated	\$902,188

Other Costs			
Other Costs Subtotal	\$547,044	Other Costs Subtotal Escalated	\$593,927

Project Cost Estimate			
Total Project	\$15,223,296	Total Project Escalated	\$16,750,000
		Rounded Escalated Total	\$16,750,000

Funding Summary

Project Cost (Escalated)		Funded in Prior Biennia	Current Biennium	2029-31		Out Years
			2027-29			
Acquisition						
Acquisition Subtotal	\$0	\$0	\$0			\$0
Consultant Services						
Consultant Services Subtotal	\$2,192,762	\$1,200,455	\$992,307			\$0
Construction						
Construction Subtotal	\$12,465,666	\$6,824,487	\$5,641,179			\$0
Equipment						
Equipment Subtotal	\$550,457	\$301,355	\$249,102			\$0
Artwork						
Artwork Subtotal	\$45,000	\$24,636	\$20,364			\$0
Agency Project Administration						
Project Administration Subtotal	\$902,188	\$493,914	\$408,274			\$0
Other Costs						
Other Costs Subtotal	\$593,927	\$325,153	\$268,774			\$0
Project Cost Estimate						
Total Project	\$16,750,000	\$9,170,000	\$7,580,000	\$0	\$0	
	\$16,750,000	\$9,170,000	\$7,580,000	\$0	\$0	
Percentage requested as a new appropriation			45%			

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

Design and construction.

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

Predesign update and initial design efforts.

What is planned with a future appropriation?

No future appropriation is 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				
Programming/Site Analysis	\$150,773			
Sub TOTAL	\$150,773	1.0443	\$157,453	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$686,263			69% of A/E Basic Services
Sub TOTAL	\$686,263	1.0648	\$730,734	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	\$308,321			31% of A/E Basic Services
Sub TOTAL	\$308,321	1.1054	\$340,819	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$621,805	1.0648	\$662,098	91%
Construction Phase	\$110,109	1.1054	\$121,714	36%
Sales tax on consultant services (where services are taxable)		1.1054	\$0	
Sub TOTAL	\$731,914	1.0648	\$783,812	
5) Design Services Contingency				
Consultant Contingency	\$93,864			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	\$68,922			Change Order Design Allowance
Sub TOTAL	\$162,786	1.1054	\$179,944	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,040,057		\$2,192,762	
Consultant Services Cost Per SF	\$283		\$305	
Consultant Services % Of Const	18%		18%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	\$0	1.0857	\$0	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0857	\$0	Escalated to Start Const.
	\$0 per GSF		\$0 per GSF	
3) Facility Construction				
Direct Construction Cost	\$5,714,681			
General Conditions/Other	\$298,297			
Prime Cont. Field Overhead (GC/GR)	\$605,902	10%		Estimating Contingency
Prime Cont. Fee/Profit		0%		
Sub TOTAL	\$6,618,880	1.1054	\$7,316,510	Escalated to Mid-Const.
	\$919 per GSF		\$1,016 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$6,618,880		\$7,316,510	
	\$919 per GSF		\$1,016 per GSF	
5a) GCCM Risk Contingency				
GCCM Risk Contingency	\$236,234	4%		
Sub TOTAL	\$236,234	1.1054	\$261,134	Escalated to Mid-Const.
5b) GCCM Costs				
GCCM Fee	\$405,403	6%		
Bid General Conditions	\$1,537,528	23%		
GCCM Preconstruction Services	\$175,174	3%		
Negotiated Support Services	\$300,298			
Sub TOTAL	\$2,418,404	1.1054	\$2,673,304	Escalated to Mid-Const.
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$9,273,517		\$10,250,948	
	\$1,288 per GSF		\$1,424 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$463,676			Calculated
Other	\$463,676			Additional Contingency
Sub TOTAL	\$927,351	1.1054	\$1,025,095	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.1054	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$1,076,192		\$1,189,623	
CONSTRUCTION CONTRACTS TOTAL				
	\$11,277,060		\$12,465,666	
Construction Contracts Cost Per SF	\$1,566		\$1,731	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$100,100			
Furnishings	\$350,348			
Sub TOTAL	\$450,448	1.1054	\$497,925	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.1054	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$47,522		\$52,532	
EQUIPMENT TOTAL	\$497,970		\$550,457	

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	\$83,525			0.5% of total project cost for new and renewal construction
Adjustment for Artwork	-\$38,525			
ARTWORK TOTAL	\$45,000	NA	\$45,000	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$684,000			Calculated
Additional Services				
Construction Management Allowance	\$132,164			
Subtotal of Other	\$132,164			
PROJECT MANAGEMENT TOTAL	\$816,164	1.1054	\$902,188	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other Costs	\$217,053			
In-Plant Services	\$200,516			
Permits and Insurance	\$129,476			
OTHER COSTS TOTAL	\$547,044	1.0857	\$593,927	Escalated to Start Const.

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Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000222

Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 4

Project Summary

The University of Washington requests a \$100.2 million appropriation from the Climate Commitment Account (CCA) to support ongoing efforts to address three critical and interconnected infrastructure challenges: decarbonizing the campus steam system, mitigating a projected 3.5 MW electrical capacity shortfall by 2029, and replacing aging cooling infrastructure that poses increasing reliability risks. The program includes two subprojects: (1) Campus Hot Water Loop Phase 2 - \$56.2 million CCA request and (2) Climate Adaptation and Campus Cooling Improvements - \$145.5 million total project cost (\$44.0 million CCA request). State funding will be leveraged with \$101.5 million in University funds, representing a 50 percent local cost share, for a total program cost of \$201.7 million. Additional information on the program's scope and components is provided in the response to Question #1 below.

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 **UW Seattle Power Plant Decarbonization 2027-29 Program** will modernize the University's energy infrastructure to address critical electrical capacity constraints, enhance climate resilience, and accelerate campus decarbonization. These investments will benefit students, faculty, staff, patients, and surrounding communities by improving utility reliability, expanding campus cooling capacity, creating healthier indoor environments, and significantly reducing greenhouse gas emissions.*

The program aligns with legislative priorities by advancing greenhouse gas reduction goals, strengthening energy reliability and climate resilience, leveraging substantial institutional investment, and implementing projects that deliver measurable and lasting public benefits. The program also reflects strategic collaboration among the University, utility partners, and other stakeholders to maximize the impact of these investments.

The Seattle campus faces three urgent and interconnected infrastructure challenges: decarbonizing the campus steam system, addressing a projected 3.5 MW electrical capacity shortfall by 2029, and replacing aging cooling infrastructure that poses increasing reliability risks. Left unaddressed, these challenges could limit campus growth, increase operational vulnerabilities, and hinder progress toward state and University climate commitments. The proposed investments will strengthen energy system reliability, support future campus development, enhance climate resilience, and advance the University's long-term sustainability objectives.

Campus Hot Water Loop - Phase 2 - \$56.2M | 6,472 MTCO₂e reduction

Converts and connects 15 campus buildings from the existing fossil fuel-based steam system to a new low-carbon hot water heating network. Building on Phase 1, which was funded during the 2026 Supplemental Session and is currently in design, this project advances campus decarbonization goals while maximizing the value of prior state investments in power plant electrification. Funding Phase 2 in the 27-29 biennium also creates opportunities to optimize pipe routing and connection locations through coordinated planning and implementation with Phase 1, potentially improving project efficiency.

Climate Adaptation & Campus Cooling Improvements - \$145.5M | 6,236 MTCO₂e reduction

Projects Listed Below:

Thermal Energy Storage - \$100.3M | 2,500 MTCO₂e reduction

This project modernizes the University's central chilled water system through installation of a 4.2-million-gallon Thermal Energy Storage (TES) tank and a new common chilled water header in the Central Power Plant. By operating as a chilled water battery, the TES system will shift approximately 2 MW of electrical demand from peak to off-peak periods, increasing efficiency and lowering costs. The project will improve system reliability and operational flexibility, support future chiller replacements identified in the Energy Renewal Plan (ERP), and facilitate retirement of the existing gas-fired absorption chiller, reducing greenhouse gas emissions by an estimated 2,500 MTCO₂e per year.

WCUP Chiller #5 & Cooling Tower - \$13.9M | 0 MTCO₂e reduction

360 - University of Washington Capital Project Request

2027-29 Biennium

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Project Number: 40000222

Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

Description

Chiller #5 was procured ahead of new refrigerant regulations that would have prevented installation of the technology currently used at the West Campus Utility Plant (WCUP). This project funds the design and installation of the chiller and supporting infrastructure, including a cooling tower, electrical upgrades, and control systems. The additional capacity will support retirement of aging building-level chillers and expand the University's highly efficient district cooling system. Connecting buildings to the WCUP chilled water network will deliver approximately twice the cooling capacity per kilowatt-hour compared with standalone chillers, reducing energy use and helping bridge the campus's 3.5 MW peak demand shortfall until the new UW Substation is online.

Lab Building Energy Reductions & Green Labs Program - \$20.8M | 3,736 MTCO₂e reduction

This project implements energy conservation measures in nine high energy use laboratory buildings and expands the UW Green Labs initiative. Planned improvements include ventilation optimization, controls modernization, heat recovery, and connection to centralized cooling systems. Together, these investments will improve energy efficiency, reduce peak electrical demand by approximately 1.5 MW, and lower greenhouse gas emissions.

New UW Substation, Early Work - \$10.5M | 0 MTCO₂e reduction

Funds critical early-phase activities for development of a new dedicated UW electrical substation in partnership with Seattle City Light, including negotiations, utility rate approvals, and site preparation. The substation will address existing electrical capacity constraints, improve system reliability, power quality, and provide the infrastructure needed to support campus growth and long-term decarbonization through electrification.

Overall Impact: The \$201.7 million investment package, which includes \$101.5 million in University funding, will **reduce greenhouse gas emissions by 12,708 MTCO₂e annually and lower peak electrical demand by 3.5 MW**. These investments will help bridge UW's projected electrical capacity gap until a new campus substation is operational while advancing the University's decarbonization and campus resilience goals.

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 Seattle campus faces three urgent infrastructure challenges: decarbonizing the campus steam system, a projected 3.5 MW electrical capacity shortfall by 2029 and a growing reliability risk from aging cooling infrastructure. Together, these constraints threaten campus operations, future growth, and climate resilience.

Electrification and Decarbonization

Building on FY26 funding for Power Plant Electrification & Campus Hot Water Loop - Phase 1, this request will connect 15 additional buildings to a low-carbon hot water system, replacing fossil fuel-based steam heating and delivering significant greenhouse gas reductions.

Electrical Capacity

The ERP identified frequent voltage sag events and limited remaining capacity from Seattle City Light's University District Substation. UW and Seattle City Light have identified a dedicated UW substation as the long-term solution to provide the capacity, reliability, and resiliency needed for future campus growth and electrification. However, because the project will require 6 to 8 years to complete, interim investments are needed to reduce peak demand and maintain system reliability.

Climate Adaptation and Cooling

Rising temperatures, worsening wildfire smoke, and increasing dependence on mechanical cooling are straining UW's centralized cooling infrastructure. Existing cooling systems are operating with decreasing reserve capacity, resulting in more frequent cooling and power curtailments during extreme weather and system disruptions.

The ERP identified Thermal Energy Storage (TES), chilled-water system improvements, and strategic chiller replacements as the most effective methods to increase cooling capacity, improve reliability, and reduce peak electrical demand. These investments also support long-term climate adaptation and operational resilience.

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

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Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

Description

Clean Buildings Compliance

These projects support UW's compliance with Washington's Clean Buildings Performance Standard and advance the University's aspirational goal of reducing campus greenhouse gas emissions by 95 percent by 2035. While UW currently exceeds its required energy-use performance target, continued investment in projects that reduce GHG emissions is essential to sustain progress and achieve UW's decarbonization objectives and the state of Washington's regulatory requirements.

Consequences of No Action

Without funding, UW will continue to face increasing electrical and cooling reliability risks, rely on costly operational curtailments, and defer needed emissions reductions. The campus would forgo approximately 2 MW of electrical demand reduction (the 1.5 MW of Lab Building Energy Reductions would still occur), delay conversion of 15 buildings from fossil-fuel heating, postpone 8,972 MTCO₂e of annual emissions reductions, and jeopardize progress toward both state climate goals and UW's decarbonization commitments. Annual campus energy emissions would remain just under 80,000 MTCO₂e.

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

The University of Washington is undertaking a transformative effort to decarbonize the Seattle campus energy system, fundamentally changing how campus buildings are heated, cooled, and powered. The 2024 Energy Renewal Program (ERP) Implementation Plan organizes this long-term initiative into approximately 50 projects over 15 years, creating a phased and financially sustainable pathway to achieve the University's clean energy goals.

The UW Seattle - Power Plant Decarbonization 27-29 request builds on investments made during the 2023-25 biennium and the FY24 and FY26 supplemental appropriations. While it advances the broader ERP strategy, none of the projects included in this request have previously received direct appropriations.

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

Yes, the project leverages significant non-state funding.

UW's previous Clean Energy Transformation requests relied exclusively on Climate Commitment Act (CCA) funding. In response to legislative feedback, the University has broadened its funding strategy for the UW Seattle - Power Plant Decarbonization 27-29 request. This diversified funding approach combines CCA resources with UW local funds, University-issued debt supported by utility rebates and energy savings, and potential federal tax credits under the Inflation Reduction Act (IRA). By leveraging both state and non-state funding sources, the University is reducing reliance on a single funding stream while accelerating progress toward its decarbonization, energy resilience, and infrastructure modernization goals.

The funding package includes:

\$100.2 million in Climate Commitment Act (CCA) funding

\$90.7 million in UW-issued debt financing

\$10.8 million in UW local funds

Total Project Funding: \$201.7 million

This funding structure demonstrates the University's commitment to sharing the cost of implementation and maximizing the impact of state investments through substantial institutional investment and opportunities to leverage existing federal incentives.

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.

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Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

Description

This portfolio of projects supports the University of Washington's Energy Strategy and Sustainability Action Plan and is included in UW's decarbonization plan submitted to the Department of Ecology in June 2025. The New UW Substation, Hot Water Loop - Phase 2, Lab Building Energy Reductions, Green Labs Program, and Climate Adaptation and Campus Cooling Improvements projects advance key strategy initiatives, including building electrification, conversion to low-carbon hot water heating, and expansion of centralized cooling infrastructure.

By investing in cleaner, more efficient energy systems, UW is aligning campus operations with its long-standing sustainability commitments, reducing greenhouse gas emissions, improving energy resilience, and enhancing air quality for the campus and surrounding 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 University of Washington's Seattle campus is located within census tracts identified as overburdened communities under the Climate Commitment Act (CCA) and the Healthy Environment for All (HEAL) Act. The Seattle campus serves more than 52,000 students and reflects a diverse range of racial, ethnic, and socioeconomic backgrounds. Additional student demographic information is available at: <https://www.washington.edu/opb/uw-data/fast-facts/>

*The projects included in this request will reduce greenhouse gas emissions by **12,708 MTCO₂e** annually and provide direct benefits to students, faculty, staff, patients, visitors, athletic programs, and UW Medical Center operations. These investments will improve energy reliability, indoor air quality, climate resilience, and overall campus sustainability.*

The benefits extend well beyond campus boundaries. UW's central heating plant currently emits just under 80,000 MTCO₂e annually, contributing to regional air quality impacts. The resulting greenhouse gas and air pollutant reductions will benefit communities throughout the Puget Sound region, including Snohomish, King, Pierce, and Kitsap counties, which are home to more than 4 million residents representing diverse incomes and backgrounds. Several of these counties contain communities identified by the Washington Department of Ecology as overburdened and disproportionately impacted by air pollution and climate-related health risks.

By reducing emissions and improving air quality, this project advances state climate and environmental justice goals while delivering measurable benefits to both the UW community and surrounding overburdened communities. Additional information on air quality impacts to overburdened communities is available in the Department of Ecology report: <https://apps.ecology.wa.gov/publications/UIPages/documents/2302115.pdf>

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

These investments will support construction employment, energy sector jobs, and local procurement while protecting the reliability of critical research, healthcare, and educational facilities that contribute significantly to Washington's economy.

Additional information on UW's economic impact can be found at: <https://www.washington.edu/externalaffairs/eir/>

The University of Washington is a recognized leader in sustainability and decarbonization. Through this request, UW seeks to partner with the State to address critical infrastructure constraints, reduce greenhouse gas emissions, improve resilience, and advance Washington's long-term climate goals while generating significant economic benefits for the region.

Additional information about UW's decarbonization strategy is available at: <https://sustainability.uw.edu/decarbonization>

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

Capital Project Request

2027-29 Biennium

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Project Number: 40000222

Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

Description

The Energy Renewal Program (ERP) Implementation Plan (2024) serves as the predesign for this request. The ERP identified approximately 50 projects necessary to transition the Seattle campus from fossil fuels and achieve the greenhouse gas reductions required to meet Washington's 2040 decarbonization goals.

As part of its evaluation, the ERP analyzed multiple non-fossil fuel energy sources and selected a district hot water system that leverages heat pump technology, wastewater energy recovery from King County Metro sewer infrastructure, and lake-sourced thermal energy. Alternative technologies, including air-source heat pumps and geothermal systems, were also evaluated. Air-source heat pumps required additional campus space and had higher operating costs, while geothermal systems presented higher capital costs, greater implementation risk, and significant land requirements.

The district hot water strategy was selected because it offers the best balance of greenhouse gas reductions, lifecycle cost, operational resilience, and campus compatibility when compared to air-source heat pump and geothermal alternatives.

The UW Seattle - Power Plant Decarbonization 27-29 request builds on the Power Plant Electrification & Campus Hot Water Loop - Phase 1 investment by connecting 15 additional buildings to the new hot water system. The remaining projects were prioritized to reduce campus electrical demand, improve energy resilience, and support the University's transition to clean energy while UW and Seattle City Light advance plans for a new dedicated campus substation.

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

New UW Substation

The scope of this request does not include major construction. Funding will support enabling activities, including relocation of Northlake Building occupants to existing University space, which may require limited interior renovations. These renovations are expected to be delivered through Job Order Contracting (JOC) or traditional design-bid-build methods due to their relatively small and targeted scope.

Campus Hot Water Loop - Phase 2

Consistent with the FY26-funded Power Plant Electrification & Campus Hot Water Loop - Phase 1 project, Phase 2 is expected to utilize the progressive design-build delivery method. As a certified agency for alternative project delivery, UW will document the basis for selecting this approach, including accelerated delivery, reduced schedule risk, and improved coordination of complex construction activities on an active campus.

Climate Adaptation and Campus Cooling Improvements

The Climate Adaptation and Campus Cooling Improvements projects may utilize a combination of design-bid-build, progressive design-build, and Energy Savings Performance Contracting delivery methods. Delivery method selection will be based on factors such as project scope definition, schedule acceleration opportunities, projected energy savings, financing considerations, and the complexity of construction activities within an operating campus environment.

For example, installation of WCUP Chiller #5 has a well-defined scope and is likely best suited for a design-bid-build approach. In contrast, the Thermal Energy Storage (TES) project may be delivered through progressive design-build, ESPC, or a public-private partnership (P3). UW is continuing to evaluate alternatives to identify the delivery method that will achieve greenhouse gas reductions most rapidly while appropriately balancing cost, schedule, risk, and long-term lifecycle value.

Lab Building Energy Reductions & Green Labs Program

The Lab Building Energy Reductions project is being delivered through an Energy Savings Performance Contract (ESPC) utilizing pre-qualified Energy Service Companies (ESCOs). UW is currently completing Phase 1 investment-grade audits for nine laboratory buildings to identify and validate Energy Conservation Measures (ECMs). This request funds implementation of the approved ECMs. UW intends to finance project implementation directly rather than through ESCO financing, with debt repayment supported by utility rebates and realized energy savings. Because the Green Labs Program consists of operational and behavioral initiatives rather than capital construction, a project delivery method is not applicable.

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Description

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.

Not applicable.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
148-6	HE - Dedicated Local-Non-Appropriated	101,500,000				101,500,000
26C-1	Climate Commit Account-State	100,200,000				100,200,000
	Total	201,700,000	0	0	0	201,700,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
148-6	HE - Dedicated Local-Non-Appropriated					
26C-1	Climate Commit Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000216

SubProject Title: Campus Hot Water Loop - Phase 2

SubProject Class: Preservation (State-Owned)

360 - University of Washington Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000222

Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

SubProjects

SubProject Number: 40000216

SubProject Title: Campus Hot Water Loop - Phase 2

SubProject Class: Preservation (State-Owned)

Starting Fiscal Year: 2028

Agency Priority: 4

Project Summary

Please refer to the parent project.

Project Description

Please refer to the parent project.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Expenditures		2027-29 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	New Approps
26C-1	Climate Commit Accou-State	56,200,000			56,200,000
	Total	56,200,000	0	0	56,200,000

Future Fiscal Periods

	Account Title	2029-31	2031-33	2033-35	2035-37
26C-1	Climate Commit Accou-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProject Number: 40000217

SubProject Title: Climate Adaptation & Campus Cooling Improvements

SubProject Class: Preservation (State-Owned)

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

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Project Number: 40000222

Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

SubProjects

SubProject Number: 40000217

SubProject Title: Climate Adaptation & Campus Cooling Improvements

SubProject Class: Preservation (State-Owned)

Starting Fiscal Year: 2028

Agency Priority: 4

Project Summary

Please refer to the parent project.

Project Description

Please refer to the parent project.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
148-6	HE - Dedicated Locl-Non-Appropriated	101,500,000				101,500,000
	Total	101,500,000	0	0	0	101,500,000

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
26C-1	Climate Commit Accou-State	44,000,000				44,000,000
	Total	44,000,000	0	0	0	44,000,000

Future Fiscal Periods

	2029-31	2031-33	2033-35	2035-37
148-6 HE - Dedicated Locl-Non-Appropriated				
Total	0	0	0	0

Future Fiscal Periods

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

Operating Impacts

**360 - University of Washington
Capital Project Request**

2027-29 Biennium

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Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000222

Project Title: UW Seattle - Power Plant Decarbonization 27-29

Project Class: Preservation (State-Owned)

SubProjects

SubProject Number: 40000217

SubProject Title: Climate Adaptation & Campus Cooling Improvements

SubProject Class: Preservation (State-Owned)

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000222	40000222
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	Campus Hot Water Loop - Phase 2	
OFM Project Number	40000216	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Total Site Area (SF)	N/A		
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	7.58%
Remodel	No	Projected Life of Asset (Years)	25
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.55%	Location Used for Tax Rate	Seattle
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	N/A
Base Month (Estimate Date)	October-24	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start	January-27	Predesign End	June-27
Design Start	July-27	Design End	July-28
Construction Start	July-28	Construction End	June-30
Construction Duration	23 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$49,235,409	Total Project Escalated	\$56,200,090
		Rounded Escalated Total	\$56,200,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$56,200,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$487,258	
	Construction	\$0	
	Art	\$2,436	
	Agency PM	\$22,428	
	Total	\$512,122	0.9%

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

Consultant Services			
Predesign Services	-\$341,354		
Design Phase Services	\$2,197,533		
Extra Services	\$1,070,387		
Other Services	\$987,297		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$3,913,864	Consultant Services Subtotal Escalated	\$4,065,477

Construction			
Maximum Allowable Construction Cost (MACC)	\$35,029,071	Maximum Allowable Construction Cost (MACC) Escalated	\$40,281,562
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$2,977,471		\$3,442,552
Non-Taxable Items	\$225,387		\$260,594
Sales Tax	\$4,009,690	Sales Tax Escalated	\$4,612,894
Construction Subtotal	\$42,241,619	Construction Subtotal Escalated	\$48,597,602

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	\$1,952,573		
DES Additional Services Subtotal	-\$285,411		
Other Project Admin Costs	\$700,581		
Project Administration Subtotal	\$2,367,743	Project Administration Subtotal Escalated	\$2,737,584

Other Costs			
Other Costs Subtotal	\$712,184	Other Costs Subtotal Escalated	\$799,427

Project Cost Estimate			
Total Project	\$49,235,409	Total Project Escalated	\$56,200,090
		Rounded Escalated Total	\$56,200,000

Funding Summary

		Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium	2029-31		Out Years	
				2027-29				
Acquisition								
Acquisition Subtotal		\$0	\$0	\$0				\$0
Consultant Services								
Consultant Services Subtotal		\$4,065,477	\$0	\$4,065,477				\$0
Construction								
Construction Subtotal		\$48,597,602	\$0	\$48,597,602				\$0
Equipment								
Equipment Subtotal		\$0	\$0	\$0				\$0
Artwork								
Artwork Subtotal		\$0	\$0	\$0				\$0
Agency Project Administration								
Project Administration Subtotal		\$2,737,584	\$0	\$2,737,584				\$0
Other Costs								
Other Costs Subtotal		\$799,427	\$0	\$799,427				\$0
Project Cost Estimate								
Total Project		\$56,200,090	\$0	\$56,200,090	\$0			\$0
		\$56,200,000	\$0	\$56,200,000	\$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 and construction.

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

Not applicable.

What is planned with a future appropriation?

No future appropriation is 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				
adjustment to remove section 2	-\$2,197,533			included elsewhere
adjustment to remove section 3	-\$987,297			included elsewhere
Architect	\$2,843,477			all 3 lines included here because there was no place else to put them.
Sub TOTAL	-\$341,354	1.0884	-\$371,530	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	\$1,987,818			
Sales tax on DB design	\$209,715			
Sub TOTAL	\$2,197,533	1.1053	\$2,428,934	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	\$893,078			
Sales tax on DB design	\$94,220			
Sub TOTAL	\$987,297	1.1562	\$1,141,514	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$475,000	1.1053	\$525,018	22%
Construction Phase	\$295,400	1.1562	\$341,541	30%
Sales tax on consultant services (where services are taxable)	\$299,987	1.1562	\$346,845	
Sub TOTAL	\$1,070,387	1.1053	\$866,559	
5) Design Services Contingency				
Consultant Contingency	\$195,693			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	-\$195,693			Consultant Contingency adjustment
Sub TOTAL	\$0	1.1562	\$0	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,913,864		\$4,065,477	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	9%		8%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$6,500,000			
Sub TOTAL	\$6,500,000	1.1225	\$7,296,250	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Hazardous Materials Remediation				
Sub TOTAL	\$0	1.1225	\$0	Escalated to Start Const.
	NA per GSF	NA	per GSF	
3) Facility Construction				
Direct Construction Cost	\$25,455,000			
General Conditions/Other				
Prime Cont. Field Overhead (GC/GR)	\$479,325	2%		Estimating Contingency
Prime Cont. Fee/Profit	\$2,594,746	10%		DB General Cond & Project Contingency
Sub TOTAL	\$28,529,071	1.1562	\$32,985,312	Escalated to Mid-Const.
	NA per GSF	NA	per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$35,029,071		\$40,281,562	
	NA per GSF		NA per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$35,029,071		\$40,281,562	
	NA per GSF		NA per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$1,751,454			Calculated
Other	\$1,226,017			Design-Build Fee, nowhere else to put this, taxable, not MACC
Sub TOTAL	\$2,977,471	1.1562	\$3,442,552	Escalated to Mid-Const.
8) Non-Taxable Items				
Other	\$225,387			adjustment for escalation issue
Sub TOTAL	\$225,387	1.1562	\$260,594	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$4,009,690		\$4,612,894	
CONSTRUCTION CONTRACTS TOTAL				
	\$42,241,619		\$48,597,602	
Construction Contracts Cost Per SF	NA		NA	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				
Furnishings				
Sub TOTAL	\$0	1.1562	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.1562	\$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	\$281,000			0.5% of total project cost for new and renewal construction
Adjustment for Artwork	-\$281,000			
ARTWORK TOTAL	\$0	NA	\$0	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$1,952,573			Calculated
Additional Services	-\$285,411			adjustment to calculated
Construction Management Allowance	\$700,581			
Subtotal of Other	\$700,581			
PROJECT MANAGEMENT TOTAL	\$2,367,743	1.1562	\$2,737,584	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other Costs	\$110,000			
In-Plant Services	\$125,000			
Permits and Insurance	\$477,184			
OTHER COSTS TOTAL	\$712,184	1.1225	\$799,427	Escalated to Start Const.

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2026

Agency	University of Washington	
Project Name	Climate Adaptation & Campus Cooling Improvements	
OFM Project Number	40000217	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Total Site Area (SF)	N/A		
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	6.71%
Remodel	No	Projected Life of Asset (Years)	25
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.55%	Location Used for Tax Rate	Seattle
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	N/A
Base Month (Estimate Date)	October-24	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start	January-27	Predesign End	June-27
Design Start	July-27	Design End	August-28
Construction Start	August-28	Construction End	June-30
Construction Duration	22 Months		

Green cells must be filled in by user

Project Cost Summary

Total Project	\$100,664,619	Total Project Escalated	\$114,199,867
		Rounded Escalated Total	\$114,200,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$114,200,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$809,070	
	Construction	\$0	
	Art	\$4,045	
	Agency PM	\$30,167	
	Total	\$843,282	0.7%

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

Consultant Services			
Predesign Services	\$3,944,099		
Design Phase Services	\$3,764,572		
Extra Services	\$2,559,900		
Other Services	\$1,691,329		
Design Services Contingency	\$0		
Consultant Services Subtotal	\$11,959,900	Consultant Services Subtotal Escalated	\$12,219,710

Construction			
Maximum Allowable Construction Cost (MACC)	\$67,788,415	Maximum Allowable Construction Cost (MACC) Escalated	\$77,927,057
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$5,762,016		\$6,670,686
Non-Taxable Items	\$1,030,491		\$1,193,000
Sales Tax	\$7,759,570	Sales Tax Escalated	\$8,925,062
Construction Subtotal	\$82,340,492	Construction Subtotal Escalated	\$94,715,805

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

Artwork			
Artwork Subtotal	\$250,000	Artwork Subtotal Escalated	\$250,000

Agency Project Administration			
Agency Project Administration Subtotal	\$3,246,276		
DES Additional Services Subtotal	-\$478,188		
Other Project Admin Costs	\$1,355,768		
Project Administration Subtotal	\$4,123,856	Project Administration Subtotal Escalated	\$4,774,189

Other Costs			
Other Costs Subtotal	\$1,990,371	Other Costs Subtotal Escalated	\$2,240,163

Project Cost Estimate			
Total Project	\$100,664,619	Total Project Escalated	\$114,199,867
		Rounded Escalated Total	\$114,200,000

Funding Summary

Project Cost (Escalated)		Funded in Prior Biennia	Current Biennium	2029-31		Out Years
			2027-29			
Acquisition						
Acquisition Subtotal	\$0	\$0	\$0			\$0
Consultant Services						
Consultant Services Subtotal	\$12,219,710	\$0	\$12,219,710			\$0
Construction						
Construction Subtotal	\$94,715,805	\$0	\$94,715,805			\$0
Equipment						
Equipment Subtotal	\$0	\$0	\$0			\$0
Artwork						
Artwork Subtotal	\$250,000	\$0	\$250,000			\$0
Agency Project Administration						
Project Administration Subtotal	\$4,774,189	\$0	\$4,774,189			\$0
Other Costs						
Other Costs Subtotal	\$2,240,163	\$0	\$2,240,163			\$0
Project Cost Estimate						
Total Project	\$114,199,867	\$0	\$114,199,867	\$0		\$0
	\$114,200,000	\$0	\$114,200,000	\$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 and construction of: (1) Chilled Water Thermal Energy Storage Tank, (2) Campus Chilled Water Piping, Header and Pumps in the Central Power Plant, and (3) installation of Chiller #5 in the West Campus Utility Plant. **C-100 does not include costs for the Lab Building Energy Reductions & Green Labs Program or the New UW Substation - Early Work.**

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

Not applicable.

What is planned with a future appropriation?

No future appropriation is 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				
adjustment to remove section 2	-\$3,764,572			included elsewhere
adjustment to remove section 3	-\$1,691,329			included elsewhere
Architect	\$9,400,000			all 3 lines included here because there was no place else to put them.
Sub TOTAL	\$3,944,099	1.0884	\$4,292,758	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	\$3,405,311			
Sales tax on DB design	\$359,260			
Sub TOTAL	\$3,764,572	1.1068	\$4,166,629	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	\$1,529,923			
Sales tax on DB design	\$161,407			
Sub TOTAL	\$1,691,329	1.1577	\$1,958,052	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$260,000	1.1068	\$287,768	7%
Construction Phase	\$1,308,200	1.1577	\$1,514,503	77%
Sales tax on consultant services (where services are taxable)	\$991,700	1.1577	\$1,148,091	
Sub TOTAL	\$2,559,900	1.1068	\$1,802,271	
5) Design Services Contingency				
Consultant Contingency	\$597,995			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	-\$597,995			Consultant Contingency adjustment
Sub TOTAL	\$0	1.1577	\$0	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$11,959,900		\$12,219,710	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	15%		13%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$16,630,200			
Sub TOTAL	\$16,630,200	1.1255	\$18,717,291	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Hazardous Materials Remediation	\$500,000			
Sub TOTAL	\$500,000	1.1255	\$562,750	Escalated to Start Const.
	NA per GSF	NA	per GSF	
3) Facility Construction				
Direct Construction Cost	\$41,632,000			
General Conditions/Other	\$341,000			
Prime Cont. Field Overhead (GC/GR)	\$886,548	2%		Estimating Contingency
Prime Cont. Fee/Profit	\$7,798,667	19%		DB General Cond & Project Contingency
Sub TOTAL	\$50,658,215	1.1577	\$58,647,016	Escalated to Mid-Const.
	NA per GSF	NA	per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$67,788,415		\$77,927,057	
	NA per GSF		NA per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$67,788,415		\$77,927,057	
	NA per GSF		NA per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$3,389,421			Calculated
Other	\$2,372,595			Design-Build Fee, nowhere else to put this, taxable, not MACC
Sub TOTAL	\$5,762,016	1.1577	\$6,670,686	Escalated to Mid-Const.
8) Non-Taxable Items				
Other	\$1,030,491			adjustment for escalation issue
Sub TOTAL	\$1,030,491	1.1577	\$1,193,000	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$7,759,570		\$8,925,062	
CONSTRUCTION CONTRACTS TOTAL				
	\$82,340,492		\$94,715,805	
Construction Contracts Cost Per SF	NA		NA	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				
Furnishings				
Sub TOTAL	\$0	1.1577	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.1577	\$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	\$569,749			0.5% of total project cost for new and renewal construction
Adjustment for Artwork	-\$319,749			
ARTWORK TOTAL	\$250,000	NA	\$250,000	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$3,246,276			Calculated
Additional Services	-\$478,188			adjustment to calculated
Construction Management Allowance	\$1,355,768			
Subtotal of Other	\$1,355,768			
PROJECT MANAGEMENT TOTAL	\$4,123,856	1.1577	\$4,774,189	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other Costs	\$842,600			
In-Plant Services	\$235,000			
Permits and Insurance	\$912,771			
OTHER COSTS TOTAL	\$1,990,371	1.1255	\$2,240,163	Escalated to Start Const.

Green cells must be filled in by user

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000220

Project Title: UW Bothell - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 5

Project Summary

The University of Washington requests a \$3.7 million appropriation from the UW 064 Building Account to support the UW Bothell - Minor Works Program, which helps renew, replace, and modernize critical facility assets while addressing a portion of the University's deferred maintenance backlog on the Bothell campus. Additional details regarding the program's components are provided in the response to Question #1 below.

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 UW Bothell Minor Works Program includes a variety of repair, renewal, and infrastructure projects, including, but not limited to, code and safety upgrades, electrical system improvements, interior and exterior renovations, mechanical system upgrades, site improvements, utility infrastructure, and other campus infrastructure needs. These projects support ongoing preservation and renewal efforts, helping address the \$35 million deferred maintenance backlog while ensuring that campus facilities continue to meet the needs of growing student enrollment, evolving academic programs, and an enhanced student experience.

Please see the project list at the end of the question responses for additional details.

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

Many of the Bothell campus's assets are approaching or have exceeded their expected service life. This request prioritizes investments that address the highest institutional risks, including assets with urgent repair needs, a high likelihood of failure, significant public safety concerns, escalating operating costs, and the potential to disrupt academic and programmatic operations.

In addition, these repairs, replacements, and upgrades support the University's ongoing compliance with the Washington State Clean Buildings Performance Standard (CBPS), as established in Washington Administrative Code (WAC) 194-50 and related Department of Commerce regulations.

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

These projects are part of the Bothell's longstanding Minor Works Program and are informed by Facility Condition Assessments and ongoing asset management efforts. Program investments address the growing backlog of deferred maintenance by targeting facility and infrastructure needs identified and prioritized by Facilities Services & Campus Operations staff.

Project specific expenditures from the 25-27 appropriation will be provided in the October 1 update, as outlined in Chapter 5, Part 2 of the 27-29 Biennial Budget Instructions.

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

No, the program does not leverage non-state funding.

At this time, these projects will be funded through the UW Building Account, a state-appropriated fund primarily supported by student fee revenues. The account is designated for the construction, completion, reconstruction, remodeling, rehabilitation, and improvement of University of Washington buildings and facilities.

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

Capital Project Request

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000220

Project Title: UW Bothell - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description**strategic plan or would improve agency performance.**

UW Bothell is currently updating its strategic plan, and these projects support the institution's long-term priorities by addressing critical facility maintenance and renewal needs. These investments will help ensure that campus facilities continue to support growing student enrollment, evolving academic programs, and a high-quality student experience.

In addition, several projects will correct facility deficiencies and support compliance with local, state, and federal codes and regulations, thereby safeguarding the health, safety, and well-being of students, employees, visitors, and the public.

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?

UW Bothell has a dedicated Office of Diversity, Equity & Inclusion that helps advance the vision outlined on its website.

A safe, reliable, and well-maintained campus environment is essential to supporting student success and an inclusive campus community. By addressing deferred maintenance and reducing facility disruptions, the Minor Works Program helps ensure that students, faculty, staff, and visitors have equitable access to learning, research, and support spaces. These investments advance UW Bothell's commitment to fostering a community in which all members can thrive.

The success of the Minor Works Program is measured by progress in addressing the deferred maintenance backlog and minimizing facility downtime, enabling students, faculty, and staff to remain focused on their academic, research, and operational activities.

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?

Not applicable.

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

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.

Not applicable.

PRELIMINARY PROJECT LIST:

UW Bothell - 27-29 Minor Works Program - \$3,729,000

Accessibility

Building Exteriors

Building Interiors

Conveyance – Elevators, Escalators, & Chair lifts

HVAC, Plumbing & Electrical Repairs/Upgrades

Utilities & Sitework

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000220

Project Title: UW Bothell - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description**Location**

City: Bothell

County: King

Legislative District: 001

Project Type

Minor Works Preservation List

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
064-1	UW Building Account-State	3,729,000				3,729,000
	Total	3,729,000	0	0	0	3,729,000
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000220	40000220
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000221

Project Title: UW Seattle - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 6

Project Summary

The University of Washington requests a \$21.6 million appropriation from the UW 064 Building Account to support the Minor Works Program, which helps renew, replace, and modernize critical facility assets while addressing a portion of the University's significant deferred maintenance backlog on the Seattle campus. The Minor Works Program complements the Infrastructure Renewal Program by addressing smaller-scale and more emergent facility needs, while Infrastructure Renewal focuses on larger and more complex projects. Additional details regarding the program's components are provided in the response to Question #1 below.

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?

These Minor Works projects, each with a total project cost of less than \$4 million, will renew, replace, and modernize critical facility assets, primarily in response to emergent issues, while helping address the nearly \$3 billion deferred maintenance backlog affecting ongoing operations on the Seattle campus. Project scopes may include, but are not limited to, emergency response and repairs related to water intrusion, plumbing and piping failures, ventilation and temperature control issues, elevator systems, fire and life safety systems, accessibility barriers identified through ADA evaluations, and other critical facility deficiencies.

Please see the project list at the end of the question responses for additional details.

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

Many of the University's assets have exceeded their useful service life. This request prioritizes assets that present the greatest institutional risk, including those with urgent repair needs, a high likelihood of failure, significant public safety concerns, escalating operating and maintenance costs, and the potential for substantial disruption to academic and programmatic activities if they fail.

The Seattle campus is located within census tracts identified as overburdened communities under the Climate Commitment Act (CCA) and the Healthy Environment for All (HEAL) Act. The University serves more than 52,000 students and has a diverse student population. Detailed student demographic information is available at: <https://www.washington.edu/opb/uw-data/fast-facts/>

The projects included in this request support smaller scale campus infrastructure and facility issues that serve the entire University community.

The repairs, replacements, and upgrades to mechanical and electrical systems included in this request support the University's ongoing compliance with the Washington State Clean Buildings Performance Standard (CBPS), as established in Washington Administrative Code (WAC) 194-50 and related Department of Commerce regulations.

In 2025, the University submitted a decarbonization plan to the Department of Commerce outlining its strategy to reduce greenhouse gas emissions (GHG) and achieve required Energy Use Intensity (EUI) performance targets.

The Seattle campus has been served by a University-owned district energy system (DES) for more than a century. Under the CBPS District Energy System Decarbonization pathway, the campus has established an Energy Use Intensity target (EUI) based on the combined gross floor area (GFA) of buildings across the contiguous campus. As a result, all campus buildings contribute to campus-wide energy performance regardless of individual building size. The campus target is 145 kBtu per gross square foot per year (kBtu/GFA/yr).

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000221

Project Title: UW Seattle - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description

In calendar year 2024, the campus achieved an actual measured EUI of 138 kBtu/GSF/yr, outperforming the CBPS target and demonstrating continued progress toward the University's energy efficiency and decarbonization goals.

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

Most of these projects are part of long-standing Minor Works renewal programs that help address the substantial backlog of deferred maintenance across the Seattle campus. There are ongoing programs for conveying systems, utilities and sitework, building envelopes, fire and life safety, mechanical electrical & plumbing (MEP) modernization, equity & access, and IT infrastructure.

Project specific expenditures from the 25-27 appropriation will be provided in the October 1 update, as outlined in Chapter 5, Part 2 of the 27-29 Biennial Budget Instructions.

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

No, the program does not leverage non-state funding.

At this time, these projects will be funded through the UW Building Account, a state-appropriated fund whose primary source of revenue is student fees. The account is designated for the construction, completion, reconstruction, remodeling, rehabilitation, and improvement of University of Washington buildings and facilities.

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.

Many of these projects address critical facility infrastructure needs and are coordinated with the Building Renewal Program and the sustainable development principles outlined in the 2019 Seattle Campus Master Plan. In addition, several projects correct facility deficiencies and support compliance with local, state, and federal codes and regulations, thereby safeguarding the health, safety, and welfare of students, employees, visitors, and the public.

Please see the project list at the end of the question responses for additional 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 Seattle campus is located within census tracts identified as overburdened communities under the Climate Commitment Act (CCA) and the Healthy Environment for All (HEAL) Act. The University serves more than 52,000 students and has a diverse student population. Detailed student demographic information is available at: <https://www.washington.edu/opb/uw-data/fast-facts/>

These investments improve equitable access to campus facilities by reducing barriers associated with aging infrastructure, supporting ADA compliance, improving the reliability of critical building systems, and enhancing campus safety. Success will be measured through reduced service disruptions, fewer emergency maintenance events, improved accessibility, and continued compliance with applicable safety and accessibility standards.

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

Due to the substantial backlog of deferred renewal and maintenance needs, many University assets have exceeded their useful service life, resulting in an increasing frequency of emergency maintenance events, unplanned outages, and system failures.

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000221

Project Title: UW Seattle - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description

Many of these aging assets and systems require replacement parts that are no longer manufactured or supported, increasing operational risk, maintenance costs, and the likelihood of service disruptions. The University's deferred renewal portfolio is continuously assessed, prioritized, and reprioritized to maintain reliable facility operations and address the most critical infrastructure needs.

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

Not applicable.

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

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.

Not applicable.

PROJECT LIST:**UW Seattle - Minor Works 27-29 - \$21,600,000 Program Total****Seattle Shops Minor Works - \$17,500,000**

Exteriors – Roofs, Facades, Windows, & Foundations

Conveyance – Elevators, Escalators, & Chair lifts

HVAC, Plumbing & Electrical – HVAC, Building controls, Plumbing, Electrical Lighting, & Electrical distribution

Utilities Sitework – Roadway renewal, Utilities, Electrical Infrastructure, & Irrigation

Accessibility – ADA pathways, CAAMS access

Interiors – Building refresh for general areas, restroom upgrades

Unassigned - Funds reserved for emergent infrastructure needs and potential project cost escalation.

UW-IT Minor Works - \$3,200,000

Data center systems (HVAC & Electrical)

Fiber

Wired & wireless network

Computing safety

EH&S Minor Works - \$400,000

Fire Detection

Fire Suppression

Emergency Washing Facilities

Safe Access

Regulated Building Materials

Ventilation & Plumbing safety projects

Field Stations - \$500,000

Friday Harbor Laboratories

Olympic National Research Center

Packwood Forest

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:46AM

Project Number: 40000221

Project Title: UW Seattle - Asset Preservation (Minor Works) 27-29

Project Class: Preservation (State-Owned)

Description**Location**

City: Seattle

County: King

Legislative District: 043

Project Type

Minor Works Preservation List

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
064-1	UW Building Account-State	21,600,000				21,600,000
	Total	21,600,000	0	0	0	21,600,000
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000221	40000221
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000219

Project Title: UW Tacoma - Infrastructure Renewal 27-29

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 7

Project Summary

The University of Washington requests a \$3.7 million appropriation from the UW 064 Building Account to support the Infrastructure Renewal Program, which helps renew, replace, and modernize critical facility assets while addressing a portion of the University's deferred maintenance backlog on the Tacoma campus. The Infrastructure Renewal Program complements the Minor Works Program by addressing larger, more complex facility renewal needs, while the Minor Works Program focuses on smaller-scale and more emergent projects. Additional details regarding the program's components are provided in the response to Question #1 below.

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 \$3.712 million UW Tacoma Infrastructure Renewal 27-29 Program includes projects that complement ongoing and reappropriated projects funded in the 25-27 biennium and are essential to maintaining reliable campus operations and supporting the University's academic mission. Key initiatives include strengthening campus electrical resilience based on lessons learned from the recent Emergency Power Repair Project and advancing critical infrastructure renewal projects that help address the \$82 million deferred maintenance and renewal backlog, as well as other asset preservation needs.

UW Tacoma utilizes a Facilities Framework to systematically assess facility conditions, identify deficiencies and corrective actions, assign responsibility, and monitor progress toward resolution. Aligned with priorities identified in the recently updated 2025 UW Tacoma Master Plan, the framework supports informed decision-making by addressing facility conditions, operational risks, asset management objectives, funding realities, and long-term capital planning drivers.

Collectively, these investments will reduce the risk of service disruptions and unplanned facility failures, improve the reliability and performance of critical infrastructure systems, protect prior state investments, and support the long-term stewardship of campus facilities.

Funding will support a portfolio of infrastructure renewal projects across multiple campus facilities, including, but not limited to, electrical system upgrades and resilience improvements, building envelope repairs and replacements, mechanical and plumbing system renewal, fire and life-safety improvements, and utility infrastructure modernization. Final project allocations will be determined through project development, scope refinement, and cost validation. These investments support more than 5,000 students, as well as the faculty, staff, and visitors who rely on UW Tacoma's facilities and infrastructure each year.

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

These projects will address high-priority deferred renewal needs within the campus's estimated \$82 million deferred renewal backlog while advancing compliance with the Clean Buildings Performance Standard, supporting campus electrification initiatives, and contributing to long-term decarbonization goals.

Funding will support a portfolio of deferred renewal projects across several historic campus facilities, including, but not limited to, electrical and lighting system upgrades, building envelope improvements, HVAC renewal, plumbing upgrades, fire and life-safety improvements, and site infrastructure repairs.

The initial phase of the Campus Electrical Resiliency Project included in this request will advance priority investments designed to increase electrical system capacity, reduce single-source vulnerabilities, and improve outage isolation and recovery capabilities. The project will be coordinated with infrastructure planning for the Husky Landing housing and dining development and builds upon funding provided in the 2024 Supplemental Budget to support the campus's long-term electrical infrastructure, reliability, resilience, and decarbonization goals.

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Description

Collectively, these investments will reduce operations and maintenance demands by replacing aging systems that have exceeded their useful life with modern, reliable equipment. Reduced corrective maintenance needs will allow facilities staff to devote more resources to preventive maintenance, improving asset longevity and reducing the risk of future system failures.

Facility system assessments are used to develop the condition ratings (which help with deferred renewal prioritization) reported to the State Facilities Portfolio Management Tool (FPMT) and provided in the Campus Condition Map included in Tab A of the Decision Package.

Please refer to responses to Questions 5 and 6 for additional information regarding the benefits these investments provide to underserved and historically underrepresented communities.

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?

Although this is a new request, a portion of the program will extend and complement the work completed under the \$7.6 million UW Tacoma Campus – Emergency Power Repairs project. That project, funded through a combination of state and local funds, is nearing completion and has improved the resiliency, reliability, and redundancy of the campus electrical system.

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

Not at this time; however, partnership and cost-sharing opportunities are being explored with Tacoma Public Utilities and through the Husky Landing development project.

Currently, these projects would be funded through the UW 064 Building Account, a state-appropriated fund whose primary source of revenue is student fees. The account is designated for the construction, completion, reconstruction, remodeling, rehabilitation, and improvement of University of Washington buildings and facilities.

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.

These projects directly support the 2025 UW Tacoma Campus Master Plan and the Facilities Statement of Conditions by addressing critical infrastructure deficiencies, reducing deferred renewal liabilities, improving campus resilience, and supporting sustainable campus growth.

- Strengthen UW Tacoma's role as a community anchor through partnerships with local businesses, government agencies, and cultural institutions.
- Develop a resilient, adaptable campus infrastructure that supports long-term academic and research excellence.
- Enhance sustainability and urban integration, aligning campus growth with environmental stewardship and smart growth principles.
- Expand student services and amenities, creating a 24/7 campus environment that fosters engagement and success.

Failure to fund these projects would increase the risk of facility and utility system failures, unplanned building closures, deferred maintenance growth, higher operating costs, disruption to academic and research activities, delays in achieving state clean energy and decarbonization goals, and reduced reliability of critical campus infrastructure.

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?

UW Tacoma's Office of Equity and Inclusion helps advance the University's commitment to diversity, equity, inclusion, and belonging, consistent with UW Diversity Blueprint. In support of these efforts, the UW Tacoma Infrastructure Renewal 27-29

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Description

program maintains safe, reliable, and functional campus facilities that enable student success. While these projects do not directly expand academic programs or services, they reduce the risk of facility failures, utility outages, and other disruptions that can negatively affect learning and campus operations.

UW Tacoma serves a student population that is 60 percent students of color, 52 percent first-generation or first-to-degree students, and 46 percent Pell-eligible students. Reliable campus infrastructure helps ensure these students have consistent access to educational opportunities, campus resources, and essential support services.

The proposed investments will improve the reliability and resilience of essential building and utility systems, reducing the likelihood of service interruptions and supporting equitable access to a high-quality learning environment. Because the vast majority of UW Tacoma students are Washington residents, the benefits of these investments will primarily accrue to local communities and support the University's mission as a driver of educational opportunity and social mobility in the South Puget Sound region.

Consistent with UW Tacoma's commitment to equity, inclusion, and community engagement, these investments will preserve critical campus assets and help ensure that all students, faculty, staff, and visitors benefit from a safe, accessible, and dependable campus environment.

Success will be measured through reductions in facility condition deficiencies, improved infrastructure condition ratings reported through FPMT, fewer unplanned utility outages and emergency repairs, progress toward Clean Buildings Performance Standard compliance, and institutional outcomes tracked through the Statewide Public Four-Year Dashboard.

Please refer to this web page for specifics about UW Tacoma demographics:

<https://www.tacoma.uw.edu/home/about-university-washington-tacoma>

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?

These Infrastructure Renewal projects are not classified as major capital projects but generally involve a greater degree of complexity, scope, or investment than projects typically delivered through the Minor Works program. In some cases, project partners (e.g., Tacoma Public Utilities) have completed feasibility studies and supporting analyses; however, formal OFM predesign studies have not been conducted.

These projects address facility and infrastructure deficiencies associated with aging assets that have reached or exceeded their useful life. In most cases, replacement with modernized systems is the most practical and cost-effective solution for mitigating operational risk and maintaining reliable campus operations.

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

Although these projects are not classified as major capital projects, delivery methods will be determined during the early stages of project development, tailored to the scope and complexity of each project, and implemented in accordance with applicable public works requirements.

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

Not applicable.

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Project Class: Preservation (State-Owned)

Description**Location**

City: Tacoma

County: Pierce

Legislative District: 027

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
064-1	UW Building Account-State	3,712,000				3,712,000
	Total	3,712,000	0	0	0	3,712,000
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000219	40000219
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	UW Tacoma - Infrastructure Renewal 27-29	
OFM Project Number	40000219	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Total Site Area (SF)	N/A		
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	9.93%
Remodel	No	Projected Life of Asset (Years)	25
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.50%	Location Used for Tax Rate	Tacoma
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	N/A
Base Month (Estimate Date)	September-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start	July-27	Predesign End	September-27
Design Start	October-27	Design End	March-28
Construction Start	April-28	Construction End	June-29
Construction Duration	14 Months		

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Project Cost Summary

Total Project	\$3,483,367	Total Project Escalated	\$3,712,000
		Rounded Escalated Total	\$3,712,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$3,712,000
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	\$25,000		
Design Phase Services	\$163,418		
Extra Services	\$185,000		
Other Services	\$73,420		
Design Services Contingency	\$30,798		
Consultant Services Subtotal	\$477,635	Consultant Services Subtotal Escalated	\$500,829

Construction			
Maximum Allowable Construction Cost (MACC)	\$2,271,492	Maximum Allowable Construction Cost (MACC) Escalated	\$2,428,453
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$113,575		\$121,423
Non-Taxable Items	\$0		\$0
Sales Tax	\$250,432	Sales Tax Escalated	\$267,737
Construction Subtotal	\$2,635,499	Construction Subtotal Escalated	\$2,817,613

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	\$206,578		
DES Additional Services Subtotal	\$45,431		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$252,009	Project Administration Subtotal Escalated	\$269,423

Other Costs			
Other Costs Subtotal	\$118,224	Other Costs Subtotal Escalated	\$124,136

Project Cost Estimate			
Total Project	\$3,483,367	Total Project Escalated	\$3,712,000
		Rounded Escalated Total	\$3,712,000

Funding Summary

Project Cost (Escalated)		Funded in Prior Biennia	Current Biennium	2029-31		Out Years	
			2027-29				
Acquisition							
Acquisition Subtotal	\$0	\$0	\$0			\$0	
Consultant Services							
Consultant Services Subtotal	\$500,829	\$0	\$500,829			\$0	
Construction							
Construction Subtotal	\$2,817,613	\$0	\$2,817,613			\$0	
Equipment							
Equipment Subtotal	\$0	\$0	\$0			\$0	
Artwork							
Artwork Subtotal	\$0	\$0	\$0			\$0	
Agency Project Administration							
Project Administration Subtotal	\$269,423	\$0	\$269,423			\$0	
Other Costs							
Other Costs Subtotal	\$124,136	\$0	\$124,136			\$0	
Project Cost Estimate							
Total Project	\$3,712,000	\$0	\$3,712,000	\$0	\$0		
	\$3,712,000	\$0	\$3,712,000	\$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 and construction.

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

Not applicable.

What is planned with a future appropriation?

No future appropriation is 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				
	\$25,000			
Sub TOTAL	\$25,000	1.0339	\$25,848	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$163,418			69% of A/E Basic Services
Sub TOTAL	\$163,418	1.0406	\$170,053	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	\$73,420			31% of A/E Basic Services
Sub TOTAL	\$73,420	1.0691	\$78,493	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$150,000	1.0406	\$156,090	92%
Construction Phase	\$35,000	1.0691	\$37,419	48%
Sales tax on consultant services (where services are taxable)		1.0691	\$0	
Sub TOTAL	\$185,000	1.0406	\$193,509	
5) Design Services Contingency				
Consultant Contingency	\$22,342			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	\$8,456			
Sub TOTAL	\$30,798	1.0691	\$32,926	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$477,635		\$500,829	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	18%		18%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$0			
Sub TOTAL	\$0	1.0500	\$0	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0500	\$0	Escalated to Start Const.
	NA per GSF	NA	per GSF	
3) Facility Construction				
Direct Construction Cost	\$2,237,923			
Estimating Contingency (1.5%)	\$33,569			
Prime Cont. Field Overhead (GC/GR)		2%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	\$2,271,492	1.0691	\$2,428,453	Escalated to Mid-Const.
	NA per GSF	NA	per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$2,271,492		\$2,428,453	
	NA per GSF		NA per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$2,271,492		\$2,428,453	
	NA per GSF		NA per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$113,575			Calculated
Other Construction Contracts	\$0			
Sub TOTAL	\$113,575	1.0691	\$121,423	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0691	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$250,432		\$267,737	
CONSTRUCTION CONTRACTS TOTAL				
	\$2,635,499		\$2,817,613	
Construction Contracts Cost Per SF	NA		NA	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				Captured in MACC
Furnishings				
Sub TOTAL	\$0	1.0691	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0691	\$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	\$18,560			0.5% of total project cost for new and renewal construction
Artwork Adjustment	-\$18,560			Not required for infrastructure projects
ARTWORK TOTAL	\$0	NA	\$0	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$206,578			Calculated
Additional Services	\$45,431			Construction Management
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$252,009	1.0691	\$269,423	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
EH&S Support	\$25,000			
In-Plant Services	\$25,000			
Permits, Insurance & Misc.	\$68,224			
OTHER COSTS TOTAL	\$118,224	1.0500	\$124,136	Escalated to Start Const.

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Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000218

Project Title: UW Seattle - Infrastructure Renewal 27-29

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2028

Agency Priority: 8

Project Summary

The University of Washington requests a \$14.3 million appropriation from the UW 064 Building Account to support the Infrastructure Renewal Program, which helps renew, replace, and modernize critical facility assets while addressing a portion of the University's significant deferred maintenance backlog on the Seattle campus. The Infrastructure Renewal Program complements the Minor Works Program by addressing larger, more complex facility renewal needs, while the Minor Works Program focuses on smaller-scale and more emergent projects. Additional details regarding the program's components are provided in the response to Question #1 below.

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 program addresses critical infrastructure renewal needs by reducing deferred maintenance and mitigating institutional risk. Proposed investments include improvements to roofs and building envelope systems, electrical and utility infrastructure, fire alarm and fire suppression systems, elevators, and other essential building systems required to maintain safe, reliable, and efficient campus operations for students, faculty, staff, visitors, and the public.

Please see the project list at the end of these response materials for additional details.

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

Many of the University's assets have exceeded their useful service life. This request prioritizes assets that present the greatest institutional risk, including those with urgent repair needs, a high likelihood of failure, significant public safety concerns, escalating operating and maintenance costs, and the potential for substantial disruption to academic and programmatic activities if they fail.

The Seattle campus is located within census tracts identified as overburdened communities under both the Climate Commitment Act (CCA) and Healthy Environment for All (HEAL) Act and serves a diverse population of more than 52,000 students. Detailed student demographic information is available at: <https://www.washington.edu/opb/uw-data/fast-facts/>

The projects included in this request support campus infrastructure and facilities that serve the entire University community. In addition, the proposed elevator renewal project will improve ADA accessibility to classrooms, faculty offices, and laboratories located above and below the ground floor. Renovated elevator systems will also incorporate current ADA requirements, including visual communication and monitoring features.

The repairs, replacements, and upgrades to mechanical and electrical systems included in this request support the University's ongoing compliance with the Washington State Clean Buildings Performance Standard (CBPS), as established in Washington Administrative Code (WAC) 194-50 and related Department of Commerce regulations. In 2025, the University submitted a decarbonization plan to the Department of Commerce outlining its strategy to reduce greenhouse gas emissions (GHG) and achieve required Energy Use Intensity (EUI) performance targets.

The Seattle campus has been served by a University-owned district energy system (DES) for more than a century. Under the CBPS District Energy System Decarbonization pathway, the campus has established an Energy Use Intensity target (EUI_t) based on the combined gross floor area (GFA) of buildings across the contiguous campus. As a result, all campus buildings contribute to campus-wide energy performance regardless of individual building size. The campus target is 145 kBtu per gross square foot per year (kBtu/GFA/yr).

In calendar year 2024, the campus achieved an actual measured EUI_t of 138 kBtu/GFA/yr, outperforming the CBPS target and

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Description

demonstrating continued progress toward the University's energy efficiency and decarbonization goals.

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

Most of these projects are part of long-standing renewal programs that address the substantial backlog of deferred maintenance across the Seattle campus. These programs have spanned multiple biennia and focus on critical campus infrastructure, including conveying systems, utility and site infrastructure, building envelope renewal, fire and life safety systems, mechanical, electrical, and plumbing (MEP) modernization, accessibility improvements, and information technology infrastructure upgrades. Many projects involve specialized equipment with long procurement and delivery timelines, such as elevators, transformers, and other critical building components, making it challenging to design, procure, and install them within a single biennium.

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

No, the program does not leverage non-state funding.

At this time, these projects will be funded through the UW Building Account, a state-appropriated fund whose primary source of revenue is student fees. The account is designated for the construction, completion, reconstruction, remodeling, rehabilitation, and improvement of University of Washington buildings and facilities.

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.

Many of these projects address critical facility infrastructure needs and are coordinated with the Building Renewal Program and the sustainable development principles outlined in the 2019 Seattle Campus Master Plan. In addition, several projects correct facility deficiencies and support compliance with local, state, and federal codes and regulations, thereby safeguarding the health, safety, and welfare of students, employees, visitors, and the public.

Please see the project list at the end of the question responses for additional 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 Seattle campus is located within census tracts identified as overburdened communities under the Climate Commitment Act (CCA) and the Healthy Environment for All (HEAL) Act. The University serves more than 52,000 students and has a diverse student population. Detailed student demographic information is available at: <https://www.washington.edu/opb/uw-data/fast-facts/>

These investments improve equitable access to campus facilities by reducing barriers associated with aging infrastructure, supporting ADA compliance, improving the reliability of critical building systems, and enhancing campus safety. Success will be measured through reduced service disruptions, fewer emergency maintenance events, improved accessibility, and continued compliance with applicable safety and accessibility standards.

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

Due to the substantial backlog of deferred renewal and maintenance needs, many University assets have exceeded their useful service life, resulting in an increasing frequency of emergency maintenance events, unplanned outages, and system failures.

Many of these aging assets and systems require replacement parts that are no longer manufactured or supported, increasing

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Description

operational risk, maintenance costs, and the likelihood of service disruptions. The University's deferred renewal portfolio is continuously assessed, prioritized, and reprioritized to maintain reliable facility operations and address the most critical infrastructure needs.

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

Not applicable.

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

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.

Not applicable.

PROJECT LIST:**UW Seattle - Infrastructure Renewal 27-29 - \$14,279,000 Program Total****Campus Utilities & Sitework - \$2,979,000**

Conibear Road Repair & Apron Replacement: Road repair leading to the Conibear Shellhouse that requires constant repair due to erosion.

Hillcrest Driveway: Project will address drainage, ADA compliance issues, and hazardous materials, including asbestos-containing materials in the pavement surface.

Medium Voltage Switch & Cable Replacement Program: These projects are part of the larger Campus Utilities & Sitework Program and are intended to replace aging medium-voltage switchgear, transformers, and electrical feeders. Many of these critical electrical infrastructure components have exceeded their useful service life and are experiencing increasing reliability and maintenance issues that can disrupt building operations. Renewal of these assets will reduce operational risk, improve system reliability, and support the continued delivery of essential campus services.

Fire & Life Safety - \$2,000,000

Fire & Life Safety Projects 27-29: These projects are a part of an ongoing Fire & Life Safety Program that addresses facility deficiencies and support compliance with applicable local, state, and federal codes and regulations related to the health, safety, and welfare of the occupants and the public. There are several obsolete fire & life safety systems that have an increasing number of multiple repairs and service interruptions. These obsolete systems are, in most cases, monitored by a campus-wide system that is also obsolete and is not compatible with supported new systems without the infrastructure being replaced. Projects include fire alarm panel replacement, fire sprinkler system replacements, and repairs and renewal of the Seattle Campus TrueSite Notification System.

Building Envelope - \$4,500,000

Physics Astronomy Auditorium: Repair the leaking glass dome roof over the pendulum.

Smith/Gowen Enclosure Waterproofing: This project is part of the ongoing Building Envelope Program to renew roofs and exterior envelope systems that have exceeded their useful service life. A condition assessment of the Smith/Gowen enclosure identified significant deterioration of exterior joints, beams, and columns, as well as deficiencies in safe access for maintenance and repair activities. The project will replace the roof and improve the building envelope to prevent moisture intrusion, protect the structure, improve maintainability, and support continued occupancy and classroom operations.

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000218

Project Title: UW Seattle - Infrastructure Renewal 27-29

Project Class: Preservation (State-Owned)

Description

Conveying Systems - \$3,200,000

Elevator Hydraulic Renewal: This project continues the University's elevator renewal program to maintain reliable and accessible vertical transportation. Several hydraulic elevators included in the program have exceeded their useful service life and are experiencing increasing operational and maintenance issues. Replacement parts and technical support for the existing control systems are no longer available. This project will replace elevator controls in Raitt Hall (College of Arts & Sciences) and Bloedel Hall (College of the Environment and the Information School) and will include elevator cab upgrades to comply with current ADA accessibility requirements, including visual communication and monitoring systems.

Henderson Hall Freight Elevator Renewal: Replacement of the 1940-era freight elevator (5 stops - 10 openings), which experiences frequent breakdowns and for which replacement parts are no longer available. This elevator is the only means of transporting large-scale scientific prototypes from the Applied Physics machine shop to laboratories, making its reliability critical to research and operational activities.

Equity, Inclusion, and Access - \$600,000

CAAMS Upgrades 27-29: These projects remain a high priority for the Campus Community Safety Unit. The Campus Automated Access Management System (CAAMS) provides secure, controlled access to facilities and enhances the University's ability to respond effectively to security incidents. This project advances a multi-biennium effort and supports the ongoing Equity, Inclusion, and Access Program, which addresses campus infrastructure deficiencies related to ADA compliance, including accessible building entrances and automatic door operators. The program also reduces barriers to access and improves safety for students, faculty, staff, and visitors.

Unassigned - \$1,000,000

Funds reserved for emergent infrastructure needs and potential project cost escalation.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
064-1	UW Building Account-State	14,279,000				14,279,000
	Total	14,279,000	0	0	0	14,279,000
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

**360 - University of Washington
Capital Project Request**

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:45AM

Project Number: 40000218

Project Title: UW Seattle - Infrastructure Renewal 27-29

Project Class: Preservation (State-Owned)

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000218	40000218
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	UW Seattle - Infrastructure Renewal 27-29	
OFM Project Number	40000218	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Total Site Area (SF)	N/A		
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	8.51%
Remodel	No	Projected Life of Asset (Years)	25
Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	No
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.55%	Location Used for Tax Rate	Seattle
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	N/A
Base Month (Estimate Date)	September-26	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

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

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Project Cost Summary

Total Project	\$13,361,027	Total Project Escalated	\$14,279,000
		Rounded Escalated Total	\$14,279,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$14,279,000
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	\$589,561		
Extra Services	\$200,000		
Other Services	\$264,875		
Design Services Contingency	\$58,270		
Consultant Services Subtotal	\$1,112,707	Consultant Services Subtotal Escalated	\$1,175,114

Construction			
Maximum Allowable Construction Cost (MACC)	\$8,672,530	Maximum Allowable Construction Cost (MACC) Escalated	\$9,283,076
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,367,857		\$1,464,154
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,059,261	Sales Tax Escalated	\$1,133,833
Construction Subtotal	\$11,099,647	Construction Subtotal Escalated	\$11,881,063

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	\$635,445		
DES Additional Services Subtotal	\$133,746		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$769,191	Project Administration Subtotal Escalated	\$823,342

Other Costs			
Other Costs Subtotal	\$379,482	Other Costs Subtotal Escalated	\$399,481

Project Cost Estimate			
Total Project	\$13,361,027	Total Project Escalated	\$14,279,000
		Rounded Escalated Total	\$14,279,000

Funding Summary

Project Cost (Escalated)		Funded in Prior Biennia	Current Biennium	2029-31		Out Years	
			2027-29				
Acquisition							
Acquisition Subtotal	\$0	\$0	\$0			\$0	
Consultant Services							
Consultant Services Subtotal	\$1,175,114	\$0	\$1,175,114			\$0	
Construction							
Construction Subtotal	\$11,881,063	\$0	\$11,881,063			\$0	
Equipment							
Equipment Subtotal	\$0	\$0	\$0			\$0	
Artwork							
Artwork Subtotal	\$0	\$0	\$0			\$0	
Agency Project Administration							
Project Administration Subtotal	\$823,342	\$0	\$823,342			\$0	
Other Costs							
Other Costs Subtotal	\$399,481	\$0	\$399,481			\$0	
Project Cost Estimate							
Total Project	\$14,279,000	\$0	\$14,279,000	\$0	\$0	\$0	
	\$14,279,000	\$0	\$14,279,000	\$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 and construction.

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

Not applicable.

What is planned with a future appropriation?

No future appropriation is 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				
Sub TOTAL	\$0	1.0420	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$589,561			69% of A/E Basic Services
Sub TOTAL	\$589,561	1.0473	\$617,448	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	\$264,875			31% of A/E Basic Services
Sub TOTAL	\$264,875	1.0704	\$283,523	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$100,000	1.0473	\$104,730	17%
Construction Phase	\$100,000	1.0704	\$107,040	38%
Sales tax on consultant services (where services are taxable)		1.0704	\$0	
Sub TOTAL	\$200,000	1.0473	\$211,770	
5) Design Services Contingency				
Consultant Contingency	\$52,722			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	\$5,548			
Sub TOTAL	\$58,270	1.0704	\$62,373	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,112,707		\$1,175,114	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	10%		10%	

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	\$0	1.0527	\$0	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0527	\$0	Escalated to Start Const.
	NA per GSF	NA	per GSF	
3) Facility Construction				
Direct Construction Cost	\$8,259,552			
5% Estimating Contingency	\$412,978			
Prime Cont. Field Overhead (GC/GR)		5%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	\$8,672,530	1.0704	\$9,283,076	Escalated to Mid-Const.
	NA per GSF	NA	per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$8,672,530		\$9,283,076	
	NA per GSF		NA per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$8,672,530		\$9,283,076	
	NA per GSF		NA per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$433,626			Calculated
Other Construction Contracts	\$934,230			Escalation Reserve
Sub TOTAL	\$1,367,857	1.0704	\$1,464,154	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0704	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$1,059,261		\$1,133,833	
CONSTRUCTION CONTRACTS TOTAL				
	\$11,099,647		\$11,881,063	
Construction Contracts Cost Per SF	NA		NA	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				
Furnishings				
Sub TOTAL	\$0	1.0704	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0704	\$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	\$71,395			0.5% of total project cost for new and renewal construction
Artwork Adjustment	-\$71,395			
ARTWORK TOTAL	\$0	NA	\$0	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$635,445			Calculated
Additional Services	\$133,746			Construction Mgmt.
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$769,191	1.0704	\$823,342	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
EH&S	\$50,000			
Engineering/In-Plant Services	\$225,000			
Permits & Insurance	\$104,482			
OTHER COSTS TOTAL	\$379,482	1.0527	\$399,481	Escalated to Start Const.

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Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:39AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2018

Agency Priority: 9

Project Summary

The University of Washington requests a \$3.5 million reappropriation from the State 057 Building Construction Account and a \$13.7 million appropriation from the UW 064 Building Account for Phases 5 & 6 of our ongoing, multi-phase UW Major Infrastructure (Seismic Improvements) project to upgrade unreinforced masonry (URM) buildings on the Seattle campus. Funding for this program in the 25-27 biennium was originally appropriated from the UW 064 Building Account and was subsequently transferred to the State 057 Building Construction Account during the 2026 Supplemental Budget session.

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 UW Major Infrastructure (Seismic Improvements) project upgrades unreinforced masonry (URM) buildings on the Seattle campus. While these improvements do not constitute full seismic retrofits, they will help stabilize the buildings, reduce their vulnerability to collapse during an earthquake, and improve campus safety. Typical project scope includes strengthening URM bearing walls; bracing parapets, finials, and other architectural elements; and installing facade anchors. The program is anticipated to take approximately eight biennia to complete.

This reappropriation request for \$3.5 million is for Phase 5 of the ongoing program, which has funding appropriated in both the 23-25 and 25-27 biennia. The reappropriation is necessary to cover project expenses that will extend beyond the close of the 25-27 biennium.

The new request for \$13.7 million is to support Phase 6.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	12,300,000	2,000,000	6,840,000	3,460,000	
064-1	UW Building Account-State	100,000,000	49,119,000	5,681,000		13,700,000
	Total	112,300,000	51,119,000	12,521,000	3,460,000	13,700,000

Future Fiscal Periods

		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
064-1	UW Building Account-State	14,200,000	17,300,000		

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:39AM

Project Number: 30000808

Project Title: UW Major Infrastructure

Project Class: Preservation (State-Owned)

Funding

Total

14,200,000

17,300,000

0

0

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	30000808	30000808
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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	University of Washington	
Project Name	UW Major Infrastructure (Phase 6)	
OFM Project Number	30000808	

Contact Information		
Name	John Wetzel	
Phone Number	206-616-5924	
Email	wetzej@uw.edu	

Statistics			
Gross Square Feet	N/A	MACC per Gross Square Foot	
Usable Square Feet	N/A	Escalated MACC per Gross Square Foot	
Total Site Area (SF)	N/A		
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	9.76%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	10.55%	Location Used for Tax Rate	Seattle
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	1195 & 1298
Base Month (Estimate Date)	June-27	Note: If base month is missing, form will default to 7/1/2027	
Project Administered By	Agency		

Schedule			
Predesign Start	August-26	Predesign End	May-27
Design Start	June-27	Design End	June-27
Construction Start	June-27	Construction End	January-28
Construction Duration	7 Months		

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Project Cost Summary			
Total Project	\$13,587,289	Total Project Escalated	\$13,700,191
		Rounded Escalated Total	\$13,700,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$13,700,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	GCCM		
	Design Fee	\$323,243	
	Construction	\$2,484,059	
	Art	\$14,037	
	Agency PM	\$190,722	
	Total	\$3,012,061	22.0%

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

Consultant Services			
Predesign Services	\$14,000		
Design Phase Services	\$677,410		
Extra Services	\$135,000		
Other Services	\$304,344		
Design Services Contingency	\$91,601		
Consultant Services Subtotal	\$1,222,354	Consultant Services Subtotal Escalated	\$1,226,414

Construction			
Maximum Allowable Construction Cost (MACC)	\$7,439,950	Maximum Allowable Construction Cost (MACC) Escalated	\$7,507,654
GCCM Risk Contingencies	\$760,000		\$766,916
GCCM Management	\$1,380,000		\$1,392,558
Owner Construction Contingency	\$478,998		\$483,357
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,061,219	Sales Tax Escalated	\$1,070,876
Construction Subtotal	\$11,120,166	Construction Subtotal Escalated	\$11,221,361

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	\$645,294		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$195,000		
Project Administration Subtotal	\$840,294	Project Administration Subtotal Escalated	\$847,942

Other Costs			
Other Costs Subtotal	\$404,474	Other Costs Subtotal Escalated	\$404,474

Project Cost Estimate			
Total Project	\$13,587,289	Total Project Escalated	\$13,700,191
		Rounded Escalated Total	\$13,700,000

Funding Summary

PHASE 6 ONLY

Project Cost (Escalated)		Funded in Prior Biennia	Current Biennium	2029-31		Out Years
			2027-29			
Acquisition						
Acquisition Subtotal	\$0	\$0	\$0			\$0
Consultant Services						
Consultant Services Subtotal	\$1,226,414	\$0	\$1,226,414			\$0
Construction						
Construction Subtotal	\$11,221,361	\$0	\$11,221,361			\$0
Equipment						
Equipment Subtotal	\$0	\$0	\$0			\$0
Artwork						
Artwork Subtotal	\$0	\$0	\$0			\$0
Agency Project Administration						
Project Administration Subtotal	\$847,942	\$0	\$847,942			\$0
Other Costs						
Other Costs Subtotal	\$404,474	\$0	\$404,474			\$0
Project Cost Estimate						
Total Project	\$13,700,191	\$0	\$13,700,191	\$0		\$0
	\$13,700,000	\$0	\$13,700,000	\$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 and construction.

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

Design and construction (previous phases).

What is planned with a future appropriation?

Design and construction (future phases).

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				
Site Programming	\$14,000			
Sub TOTAL	\$14,000	1.0000	\$14,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$677,410			69% of A/E Basic Services
Sub TOTAL	\$677,410	1.0000	\$677,410	Escalated to Mid-Design
3) Construction Phase Services				
Bid/Construction/Closeout	\$304,344			31% of A/E Basic Services
Sub TOTAL	\$304,344	1.0091	\$307,114	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$85,000	1.0000	\$85,000	13%
Construction Phase	\$50,000	1.0091	\$50,455	16%
Sales tax on consultant services (where services are taxable)		1.0091	\$0	
Sub TOTAL	\$135,000	1.0000	\$135,455	
5) Design Services Contingency				
Consultant Contingency	\$56,538			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	\$35,063			Change Order Design Allowance
Sub TOTAL	\$91,601	1.0091	\$92,435	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,222,354		\$1,226,414	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	11%		11%	

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.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Start Const.
	NA per GSF	NA	per GSF	
3) Facility Construction				
Direct Construction Cost	\$7,000,000			
General Conditions	\$330,000			
Prime Cont. Field Overhead (GC/GR)	\$109,950	2%		Estimating Contingency
Prime Cont. Fee/Profit		0%		
Sub TOTAL	\$7,439,950	1.0091	\$7,507,654	Escalated to Mid-Const.
	NA per GSF	NA	per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$7,439,950		\$7,507,654	
	NA per GSF		NA per GSF	
5a) GCCM Risk Contingency				
GCCM Risk Contingency	\$760,000	10%		
Sub TOTAL	\$760,000	1.0091	\$766,916	Escalated to Mid-Const.
5b) GCCM Costs				
GCCM Fee	\$210,000	3%		
Bid General Conditions		0%		
GCCM Preconstruction Services		0%		
Negotiated Support Services	\$1,170,000			
Sub TOTAL	\$1,380,000	1.0091	\$1,392,558	Escalated to Mid-Const.
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$9,579,950		\$9,667,128	
	NA per GSF		NA per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$478,998			Calculated
Sub TOTAL	\$478,998	1.0091	\$483,357	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0091	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$1,061,219		\$1,070,876	
CONSTRUCTION CONTRACTS TOTAL				
	\$11,120,166		\$11,221,361	
Construction Contracts Cost Per SF	NA		NA	

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				
Furnishings				
Sub TOTAL	\$0	1.0091	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0091	\$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	\$68,501			0.5% of total project cost for new and renewal construction
Artwork adjustment	-\$68,501			
ARTWORK TOTAL	\$0	NA	\$0	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$645,294			Calculated
Additional Services				
Construction Management Allowance	\$195,000			
Subtotal of Other	\$195,000			
PROJECT MANAGEMENT TOTAL	\$840,294	1.0091	\$847,942	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other Misc	\$69,144			advertising, security, IT, EH&S
In-Plant Services	\$150,000			
Permits & Insurance	\$185,330			
OTHER COSTS TOTAL	\$404,474	1.0000	\$404,474	Escalated to Start Const.

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Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:48AM

Project Number: 92000002

Project Title: UW Tacoma Campus Soil Remediation

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2013

Agency Priority: 10

Project Summary

The University of Washington requests a \$3.7 million reappropriation and an additional \$2.5 million appropriation from the Model Toxics Control Capital Account (23N) to support ongoing contaminated soil remediation efforts on the Tacoma campus. Please refer to Question #1 below for specific details regarding current capital initiatives that will require state funding support to address contaminated soils and associated environmental remediation requirements.

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 supports UW Tacoma's ongoing compliance with Agreed Order DE 11081 issued by the Washington State Department of Ecology and advances the long-term remediation of legacy environmental contamination across the campus.

The University is operating under the Model Toxics Control Act (MTCA) framework, which requires ongoing remedial investigations, feasibility studies, remedy selection, regulatory documentation, long-term monitoring, and implementation of approved cleanup actions.

Since remediation activities began, the University has made substantial progress in addressing historical contamination, including the removal of 33 underground storage tanks, excavation of 18 contaminated soil areas, and implementation of two in-situ remedial actions. The University continues to coordinate with insurance carriers and other potentially liable parties to maximize cost recovery and ensure the prudent use of state resources.

UW Tacoma is currently developing a comprehensive Environmental Contamination Program and a 10-year forecast of anticipated environmental remediation needs. The program is transitioning from the investigation and feasibility study phase into remedy planning and implementation and serves both as a regulatory compliance initiative and a critical enabler of campus development. It will establish the selected remediation strategy and provide the framework for subsequent design, construction, long-term monitoring, and institutional control requirements.

*Several major UW Tacoma capital initiatives, including Husky Landing, Revitalizing the Campus Core, Public Realm/Campus Commons improvements, and critical utility infrastructure projects, are expected to require substantial environmental remediation and contaminated soil management. Remediation costs associated with these efforts are currently estimated at approximately **\$5 million during the 27-29 biennium and \$15 million over the next decade**. Beyond these near-term initiatives, additional remediation work is anticipated in connection with future campus and city development efforts, including a potential Interdisciplinary Health Sciences Building and other infrastructure improvements identified in the campus master plan.*

Under the current funding model, legacy contamination costs triggered by individual capital projects are funded through the campus-wide environmental remediation appropriation rather than through individual project budgets. Sustained funding is therefore necessary to meet regulatory obligations, support project-related remediation activities, and avoid delays to critical state and University capital investments.

Continued investment in this program will enable the University to proactively manage environmental liabilities, reduce project risks and associated costs, maintain compliance with regulatory requirements, and support the long-term redevelopment and stewardship of the Tacoma campus.

Location

City: Tacoma

County: Pierce

Legislative District: 027

Project Type

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:48AM

Project Number: 92000002

Project Title: UW Tacoma Campus Soil Remediation

Project Class: Preservation (State-Owned)

Description

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
057-1	State Bldg Constr-State	4,300,000	4,300,000			
173-1	State Toxics Control-State	2,158,000	2,158,000			
23N-1	MTC Capital Account-State	19,825,000	1,872,000	222,000	3,731,000	2,500,000
	Total	26,283,000	8,330,000	222,000	3,731,000	2,500,000

Future Fiscal Periods

		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State				
173-1	State Toxics Control-State				
23N-1	MTC Capital Account-State	3,000,000	3,000,000	3,000,000	2,500,000
	Total	3,000,000	3,000,000	3,000,000	2,500,000

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	92000002	92000002
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:47AM

Project Number: 91000029

Project Title: Preventive Facility Maintenance and Building System Repairs

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2024

Agency Priority: 11

Project Summary

The University of Washington requests a \$15.1 million reappropriation and a \$25.825 million appropriation from the UW 064 Building Account to support Preventive Facility Maintenance and Building System Repairs (operating costs).

Project Description

This is an ongoing transfer of UW 064 Building Account funds from capital to operating first initiated by the Legislature in the 2003-2005 biennium.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Preservation - Unidentified

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
064-1	UW Building Account-State	180,775,000	25,825,000	10,760,000	15,065,000	25,825,000
	Total	180,775,000	25,825,000	10,760,000	15,065,000	25,825,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
064-1	UW Building Account-State	25,825,000	25,825,000	25,825,000	25,825,000	
	Total	25,825,000	25,825,000	25,825,000	25,825,000	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	91000029	91000029
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:40AM

Project Number: 40000146

Project Title: Chemical Sciences & Bagley Hall

Project Class: Program Improvement (State-Owned)

Description

Starting Fiscal Year: 2024

Agency Priority: 0

Project Summary

The University of Washington requests a \$120 million reappropriation from the State 057 Building Construction Account to support the ongoing Chemical Sciences & Bagley Hall project. This funding is related to the construction phase of the new Chemical Sciences Building. Please see additional description below in the response to Question #1.

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 new Chemical Sciences Building (CSB), together with the future renovation of Bagley Hall, will help meet growing instructional demand, increase degree production, support interdisciplinary learning, attract and retain leading faculty, expand research funding opportunities, and strengthen industry partnerships. Located adjacent to the Chemistry Building, Bagley Hall, Molecular Engineering Sciences (MoES), and Nano Engineering Sciences (NanoES), the CSB will create a hub for chemical sciences education and interdisciplinary research.

The project site is currently occupied by the Chemistry Library, a 39,363 GSF facility scheduled for demolition in September 2026. The site includes mature cedar trees and other existing vegetation that will be enhanced through new landscaping featuring native, drought-tolerant plantings. A new accessible pedestrian connection will link Okanogan Lane and Stevens Way. Design efficiencies have reduced the building size from 110,000 GSF to 104,500 GSF without affecting program functionality.

The new building will allow laboratories to be relocated from Bagley Hall and the Chemistry Building, freeing approximately 53,000 SF in Bagley Hall and enabling its future renovation while maintaining continuity of operations. The five-story, 104,500 GSF facility will include a below-grade level housing high-performance laboratories, a ground floor with a 120-seat active-learning classroom and support spaces, and three upper floors containing wet laboratories, researcher workstations, and faculty offices. Research areas housed in the facility will include Physical Chemistry, Bioanalytical Chemistry, Chemical Biology, Laser Optics, Optical Microscopy, Mass Spectrometry, and Electron Paramagnetic Resonance. The building will also provide 24 faculty offices, 210 researcher workstations, and meeting and collaboration spaces. Design is currently 75 percent complete, and early construction activities are underway. Construction is scheduled for completion in spring 2029.

The initial \$5 million appropriation provided in the 2024 Supplemental Budget has been fully expended. Reappropriation of construction funding provided in the 25-27 biennium is required because construction of the facility will not begin until late 2026. Early works, including abatement and demolition, began in June 2026 and are expected to be completed in fall 2026. The majority of construction expenditures will occur during the 27-29 biennium.

Project Cost Increase - Additional Information

A significant budget gap was discovered during the Project Definition Phase. The basis of design assumptions made in the predesign were based on limited information about existing site conditions and incomplete understanding of performance criteria for the high-performance laboratories. The mechanical, electrical, plumbing, and exterior envelope pricing benchmarks used for the predesign estimate were far too optimistic, resulting in roughly half of our budget overage. In addition, construction escalation continues to be higher than was anticipated and is driven by factors such as data center construction, petroleum price increases, and tariffs.

The project team explored multiple approaches to help close the scope/budget gap, including varying from UW facility standards, reducing costs for mechanical, electrical, building envelope, and structural systems; and reducing both gross and finished square footage of the constructed building. The latter two approaches result in less usable space that would not achieve full functionality for the building program, compromising UW Chemistry's ability to fulfill the project goals.

Together with the original \$61 million of local funding, an additional \$41.153 million is required to deliver the full project scope

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2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:40AM

Project Number: 40000146

Project Title: Chemical Sciences & Bagley Hall

Project Class: Program Improvement (State-Owned)

Description

and will be provided through local University resources. The project team will continue to pursue innovative solutions and risk mitigation strategies to reduce costs and maximize value. No additional scope beyond the core programmatic requirements will be added to the project.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-New Facilities

Growth Management impacts

The Growth Strategies legislation of 1990 requires state agencies to comply with local land use regulations adopted pursuant to the Growth Management Act. The University of Washington acknowledges this through the development of the Campus Master Plan, in compliance with the City of Seattle Major Institutions District Municipal Code and Comprehensive Plan goals and policies.

New Facility: Yes

How does this fit in master plan

The University of Washington 2019 Campus Master Plan is the primary regulatory vehicle for the University's future development, defining both the square footage to be constructed and the geographic location of such developments. The proposed location for the Chemical Sciences Building is site C17 within Central Campus as defined by the Campus Master Plan. The new facility will occupy this site, supporting the hub of learning activity and knowledge sharing that is core to the Central Campus.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	129,000,000	1,340,000	7,689,000	119,971,000	
148-6	HE - Dedicated Locl-Non-Appropria	102,153,000			61,000,000	41,153,000
	Total	231,153,000	1,340,000	7,689,000	180,971,000	41,153,000
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
057-1	State Bldg Constr-State					
148-6	HE - Dedicated Locl-Non-Appropria					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000146	40000146
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:47AM

Project Number: 91000016

Project Title: Ctr for Advanced Materials and Clean Energy Research Test Beds

Project Class: Program Improvement (State-Owned)

Description

Starting Fiscal Year: 2016

Agency Priority: 0

Project Summary

The University of Washington requests an \$11.0 million reappropriation from the State 057 Building Construction Account to support the completion of the Center for Advanced Materials and Clean Energy Test Beds project. Please see additional description below in the response to Question #1.

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 original Center for Advanced Materials and Clean Energy Research Test Beds (CAMCET) project was modified in response to significant changes in the broader economy, shifts in the University's funding environment, and evolving market conditions in Seattle. As a result, the University of Washington and Wexford Science & Technology, the proposed development partner, jointly decided in February 2025 not to proceed with development of the Brightwork W27 (CAMCET) building. The remaining state appropriations for CAMCET are being used to advance the programmatic and research objectives of the University of Washington's Clean Energy Institute, as directed by the UW Provost.

UW Real Estate subsequently identified relocation opportunities for College of Engineering (COE) occupants currently located in the Bowman Building and is coordinating the preparation of those spaces and associated relocations. The Clean Energy Institute (CEI) Bowman Building Expansion Project is currently in design, with contractor procurement underway and permit submission anticipated in late summer or early fall 2026.

The remaining appropriations will be used to further CEI's mission by expanding its footprint within the Bowman Building and enabling the relocation of COE groups currently occupying that space to Sand Point Buildings A and B. Both facilities are managed by UW Real Estate.

State appropriations totaling \$29 million were provided for the original CAMCET project over multiple biennia, including \$9 million in the 15-17 biennium and \$20 million in the 17-19 biennium. This final reappropriation is necessary to complete the revised scope of work and fully realize the programmatic and research objectives of the original state investment during the 27-29 biennium.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Remodel/Renovation

Growth Management impacts

Not applicable.

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:47AM

Project Number: 91000016

Project Title: Ctr for Advanced Materials and Clean Energy Research Test Beds

Project Class: Program Improvement (State-Owned)

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	29,000,000	17,714,000	311,000	10,975,000	
148-6	HE - Dedicated Locl-Non-Appropria					
	Total	29,000,000	17,714,000	311,000	10,975,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
148-6	HE - Dedicated Locl-Non-Appropria					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	91000016	91000016
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:40AM

Project Number: 40000147

Project Title: FY24 Energy Renewal Program

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2024

Agency Priority: 0

Project Summary

The University of Washington requests a \$31.6 million reappropriation from the Climate Commitment Account (CCA) to continue efforts to address institutional decarbonization efforts across all three campuses and the UW Medical Centers. Additional information regarding program components is provided in the response to Question #1 below.

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 Climate Commitment Act appropriation funded seven distinct projects that support the University of Washington's institution-wide decarbonization efforts across all three campuses and several UW Medical Center facilities.

Seattle Campus - CCW Piping Extension in Tunnel - \$5.4 million

Extension of the district cooling (CCW) piping system in the southwest portion of the Seattle campus. The project will expand the existing district energy cooling network to further centralize distributed and inefficient cooling loads, including facilities within the Magnuson Health Sciences Center, while helping preserve campus electrical capacity.

Seattle Campus - Centralized Cooling Building Connections - \$8.6 million

Removal of existing end-of-life building chillers and cooling towers and connection of those facilities to the central district cooling system. The project includes installation of building-level heat exchangers, pumps, and associated infrastructure.

Bothell Campus - Chiller & Cooling Towers Replacement - \$4.78 million

This project will replace the campus's existing 1,000-ton chiller and three cooling towers, along with associated controls and supporting equipment. The upgrades will improve system reliability, operating efficiency, and long-term cooling performance.

Bothell Campus - WH Electrification - \$1.72 million

This project will electrify domestic hot-water production serving UW1, UW2, LB1, and LB2. The improvements will reduce fossil-fuel consumption and greenhouse-gas emissions while modernizing the campus's water-heating infrastructure.

Tacoma Campus - Energy Upgrades Portfolio - \$8.4 million

Replacement of a portion of the campus's gas-fired heating system with four centralized 840-kW electric boilers (3.36 MW total capacity). The new plant will serve four facilities and includes removal of two existing boilers, replacement of pumps, upgrades to hydronic piping, and significant electrical infrastructure improvements to support the new equipment.

UW Medical Center Montlake - Energy Efficiency Upgrades - \$8.0 million

This project will upgrade air-handling units, supply and exhaust fans, controls, variable-frequency drives, and related mechanical systems throughout the medical center. The work will improve energy efficiency, system control, and operational reliability while maintaining continuity within an active hospital environment.

UW Medical Center Northwest - Central Utility Plant Feasibility Study - \$2.0 million

This project will fund a feasibility study for a new central utility plant serving existing UW Medical Center Northwest Campus facilities and planned future expansion. The study will evaluate potential plant locations, assess existing utility capacities, identify implementation phasing strategies, develop a preliminary schedule, and provide information necessary to support future capital planning.

Funding for this program was originally provided in the 2024 Supplemental Capital Budget and became available for expenditure in January 2025. Under normal circumstances, the funding would have been available beginning in July 2024; however, authorization to use the appropriation was delayed pending the outcome of Initiative 2117, which proposed repeal of the Climate Commitment Act Cap-and-Invest program and its associated funding source.

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:40AM

Project Number: 40000147

Project Title: FY24 Energy Renewal Program

Project Class: Preservation (State-Owned)

Description

All seven projects are currently underway and are being delivered through a variety of procurement and construction methods. Because funding availability was delayed by approximately six months, project expenditures and schedules now extend beyond the current biennium. Reappropriation is necessary to allow completion of these projects and realization of the associated greenhouse gas emission reductions, energy efficiency improvements, and infrastructure modernization benefits.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriates	New Appropriates
26C-1	Climate Commit Accou-State	38,900,000		7,267,000	31,633,000	
	Total	38,900,000	0	7,267,000	31,633,000	0
Future Fiscal Periods						
		<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	<u>2035-37</u>	
26C-1	Climate Commit Accou-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000147	40000147
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:40AM

Project Number: 40000159

Project Title: Infrastructure Renewal 25-27

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2026

Agency Priority: 0

Project Summary

The University of Washington requests a \$36.9 million reappropriation from the State 057 Building Construction Account to continue its ongoing Infrastructure Renewal Program and address critical deferred maintenance needs across the University's campuses. Funding for this program in the 25-27 biennium was originally appropriated from the UW 064 Building Account and was subsequently transferred to the State 057 Building Construction Account during the 2026 Supplemental Budget session. Additional information regarding the program and its specific project components is provided in the response to Question #1 below.

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 25-27 biennial appropriation from the State 057 Building Construction Account (originally the UW 064 Building Account) funded nearly two dozen Infrastructure Renewal projects across all three campuses to renew, replace, and modernize critical facility assets while addressing a portion of the University's substantial deferred maintenance backlog. Many University assets have exceeded their useful service life, increasing institutional risk and operational challenges. This ongoing program prioritizes assets that present the greatest institutional risk, including those with urgent repair needs, a high likelihood of failure, significant public safety concerns, escalating operating and maintenance costs, and the potential for substantial disruption to academic and programmatic activities if they fail.

The specific projects funded under this appropriation are identified below:

Art and Music Renovation: Phase 2 - Music Building - \$550,000
 CAAMS Upgrades - \$1,000,000
 CBPS - IMA Energy Studies VFD - \$220,000
 CBPS - Suzzallo Library Energy Studies VFD - \$325,000
 Conibear Road & Apron Investigation/Repair - \$40,000
 Denny Hall Refrigerant Piping & Condenser Replacement - \$1,200,000
 Drumheller Fountain Piping Replacement - \$1,800,000
 Elevator Program Planning - \$500,000
 Emergent Projects - \$887,000
 Envelope & Masonry Forensics Program - \$500,000
 Graves Hall Roof Replacement - \$3,500,000
 Kirsten Wind Tunnel Roof & AC Replacement - \$3,750,000
 MEP Controls Upgrades & Modernization - \$1,555,000
 MEP Meter Installs & Modernization - \$1,000,000
 MHSC BB-Wing Elevator & Transformers Replacement - \$10,000,000
 MHSC K-Wing Fire Main Replacement - \$2,000,000
 Seattle Campus Fire Alarm Panel Upgrades - \$1,800,000
 Suzzallo Library (1963 Wing) HVAC Feasibility Study - \$90,000
 Suzzallo Library Masonry Repairs - \$6,400,000
 Transformer Replacement Program Planning - \$500,000
 UW Bothell Infrastructure Renewal Program - \$789,000
 UW Tacoma Infrastructure Renewal Program - \$944,000

All projects are well underway, and several have already been completed. Project delivery involves a variety of procurement and construction methods. Many projects require long-lead equipment procurement and must be carefully coordinated with building occupancy requirements, operational continuity needs, and academic calendar constraints. These factors sometimes extend project schedules beyond the initial two-year appropriation period. Reappropriation is therefore necessary to provide

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Report Number: CBS002

Date Run: 9/14/2026 9:40AM

Project Number: 40000159

Project Title: Infrastructure Renewal 25-27

Project Class: Preservation (State-Owned)

Description*continued spending authority and ensure successful completion of the remaining projects.***Location**

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	39,350,000		2,358,000	36,992,000	
064-1	UW Building Account-State					
	Total	39,350,000	0	2,358,000	36,992,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000159	40000159
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:43AM

Project Number: 40000213

Project Title: Power Plant Electrification & Campus Hot Water Loop - Phase 1

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2027

Agency Priority: 0

Project Summary

The University of Washington requests a \$47.5 million reappropriation from the Climate Commitment Account (CCA) to continue efforts to transition the Seattle campus heating system from fossil fuel-based steam generation to a low-carbon hot water distribution network. Additional information regarding program components is provided in the response to Question #1 below.

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 represents the first major step in transitioning the campus heating system from fossil fuel-based steam generation to a low-carbon hot water distribution network. By reducing greenhouse gas and nitrogen oxide emissions associated with existing boiler operations, the project directly supports the University's decarbonization goals. As the first of five planned hot water distribution loops, it establishes the foundational infrastructure needed for long-term campus-wide decarbonization. The project includes procurement and installation of a 6 MW electrode boiler in the campus power plant to produce carbon-free steam using electricity. Associated infrastructure includes electrical upgrades, an energy transfer station, and pumping systems that convert steam from the electrode boiler into hot water for building heating systems. The energy transfer station and pumping infrastructure are designed to accommodate future expansion.

A key component of the project is construction of a new hot water distribution loop that will serve as the backbone for future building conversions. Upon completion, the system will initially provide district energy service to the new Chemical Sciences Building. The loop will consist of direct-buried, pre-insulated supply and return piping with integrated leak detection extending from the power plant to the Chemical Sciences Building. The system will be constructed with capacity for 15 future building connections, including tees, valves, and related connection infrastructure. The district energy system is designed to operate at 160°F.

Final routing of the distribution loop will be determined based on existing utilities, operational considerations, and coordination with UW's ADA improvement program. Site restoration will comply with campus walkway and landscape standards, support the UW Urban Forest Management Plan, and improve site safety where feasible.

Funding was provided in the 2026 Supplemental Budget and became available in July 2026. The University is currently finalizing a contract with the selected design-builder. Construction is expected to begin in July 2027 and be completed in October 2028.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

Not applicable.

Funding

Expenditures

2027-29 Fiscal Period

Capital Project Request

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:43AM

Project Number: 40000213

Project Title: Power Plant Electrification & Campus Hot Water Loop - Phase 1

Project Class: Preservation (State-Owned)

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriates	New Appropriates
26C-1	Climate Commit Accou-State	47,500,000			47,500,000	
	Total	47,500,000	0	0	47,500,000	0

Future Fiscal Periods

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

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000213	40000213
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:42AM

Project Number: 40000161

Project Title: UW Bothell - Asset Preservation (Minor Works) 25-27 Group 1

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2026

Agency Priority: 0

Project Summary

The University of Washington requests a \$3.2 million reappropriation from the State 057 Building Construction Account to support completion of the UW Bothell Asset Preservation (Minor Works) 25-27 Program during the 27-29 biennium. Funding for this program was originally appropriated from the UW 064 Building Account and was subsequently transferred to the State Building Construction Account during the 2026 Supplemental Budget session.

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.

These Minor Works projects were originally appropriated in the 25-27 biennium. Due to project delivery capacity, project sequencing, project formation, and staffing constraints, the full portfolio could not be completed within the original biennial timeframe.

Project specific updates will be provided in the October 1 update, as outlined in Chapter 5, Part 2 of the 27-29 Biennial Budget Instructions.

Location

City: Bothell

County: King

Legislative District: 001

Project Type

Minor Works Preservation List

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	4,530,000		1,289,000	3,241,000	
064-1	UW Building Account-State					
	Total	4,530,000	0	1,289,000	3,241,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

**360 - University of Washington
Capital Project Request**

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:42AM

Project Number: 40000161

Project Title: UW Bothell - Asset Preservation (Minor Works) 25-27 Group 1

Project Class: Preservation (State-Owned)

Operating Impacts

Capital Project Request

2027-29 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000161	40000161
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:42AM

Project Number: 40000163

Project Title: UW Seattle - Asset Preservation (Minor Works) 25-27

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2026

Agency Priority: 0

Project Summary

The University of Washington requests an \$11.8 million reappropriation from the State 057 Building Construction Account to support completion of the UW Seattle - Asset Preservation (Minor Works) 25-27 program during the 27-29 biennium. Funding for this program was originally appropriated from the UW 064 Building Account and was subsequently transferred to the State 057 Building Construction Account during the 2026 Supplemental Budget session.

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.

These Minor Works projects were originally appropriated in the 2025-27 biennium. Due to project delivery capacity, project sequencing, project formation, and staffing constraints, the full portfolio could not be completed within the original biennial timeframe.

Project specific updates will be provided in the October 1 update, as outlined in Chapter 5, Part 2 of the 27-29 Biennial Budget Instructions.

Location

City: Seattle

County: King

Legislative District: 043

Project Type

Minor Works Preservation List

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	22,080,000		10,299,000	11,781,000	
064-1	UW Building Account-State					
	Total	22,080,000	0	10,299,000	11,781,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
064-1	UW Building Account-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

**360 - University of Washington
Capital Project Request**

2027-29 Biennium

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Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:42AM

Project Number: 40000163

Project Title: UW Seattle - Asset Preservation (Minor Works) 25-27

Project Class: Preservation (State-Owned)

Operating Impacts

Capital Project Request

2027-29 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000163	40000163
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
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: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:43AM

Project Number: 40000164

Project Title: UW Tacoma - Asset Preservation (Minor Works) 25-27 Group 1

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2026

Agency Priority: 0

Project Summary

The University of Washington requests a \$5.3 million reappropriation from the State 057 Building Construction Account to support completion of the UW Tacoma Asset Preservation (Minor Works) Program during the 27-29 biennium. The Minor Works Program complements the Infrastructure Renewal Program by addressing smaller-scale, emergent, and time-sensitive facility needs, while the Infrastructure Renewal Program focuses on larger and more complex capital renewal projects. Funding for this program was originally appropriated from the UW 064 Building Account and was subsequently transferred to the State Building Construction Account during the 2026 Supplemental Budget session.

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.

These Minor Works projects were originally appropriated in the 25-27 biennium. Due to project delivery capacity, project sequencing, project formation, and staffing constraints, the full portfolio could not be completed within the original biennial timeframe. As a result, the University is not requesting additional Minor Works projects for the Tacoma campus in the 27-29 biennium. This approach will allow the Project Delivery Group and UW Tacoma staff to focus on completing the reappropriated 2025-27 portfolio while advancing larger asset preservation and infrastructure renewal needs through a separate, but complementary, Infrastructure Renewal 2027-29 request.

Project specific updates will be provided in the October 1 update, as outlined in Chapter 5, Part 2 of the 27-29 Biennial Budget Instructions.

Location

City: Tacoma

County: Pierce

Legislative District: 027

Project Type

Minor Works Preservation List

Growth Management impacts

Not applicable.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	5,415,000		128,000	5,287,000	
064-1	UW Building Account-State					
	Total	5,415,000	0	128,000	5,287,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
064-1	UW Building Account-State					

Capital Project Request

2027-29 Biennium

*

Version: 31 27-29 Capital Budget Request FINAL

Report Number: CBS002

Date Run: 9/14/2026 9:43AM

Project Number: 40000164

Project Title: UW Tacoma - Asset Preservation (Minor Works) 25-27 Group 1

Project Class: Preservation (State-Owned)

Funding

Total

0

0

0

0

Operating Impacts

No Operating Impact

Capital Project Request

2027-29 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2027-29	2027-29
Agency	360	360
Version	31-A	31-A
Project Classification	*	All Project Classifications
Capital Project Number	40000164	40000164
Sort Order	Project Class	Project Class
Include Page Numbers	N	No
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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