



September 11, 2026

Jennifer Masterson
Office of Financial Management
300 Insurance Building
PO Box 43113
Olympia, WA 98504
jennifer.masterson@ofm.wa.gov

OFFICIAL ELECTRONIC MAIL SENT VIA EMAIL. NO HARD COPY TO FOLLOW.

Attn: Jennifer Masterson, Senior Budget Assistant to the Governor

Washington State University is pleased to present to you the enclosed 2027-2029 Capital Budget Request.

As with past requests, this request is heavily focused on curbing the university's estimated \$2 billion deferred maintenance backlog. Funding for minor works remains our top priority, but larger renovation projects and construction of the Heald Hall replacement facility (the Pullman Sciences Building project) which also address deferred maintenance challenge are prioritized.

This capital request continues the strategic, long-term reinvestment into the WSU Pullman science corridor which began with a predesign for a Pullman Sciences Building project funded in 2021-23, enabling renovation projects in Eastlick Hall and Abelson Hall funded in 2023-25 and the funding for demolition of Heald Hall and design for an integrated science building in 2025-27. The Pullman Sciences Building and Fulmer Complex Renovations projects are priorities 2 and 3 in this biennium.

As required, these projects are presented in prioritized order. As such, we would note that the university sees the last dollar of the top priority to be of greater importance than the first dollar of the last priority.

In addition to our capital budget proposal, WSU is renewing our request for \$200 million in Climate Commitment Act funding for our Cougar Energy Initiative. We understand that funding for this request is dependent on availability of funds.

Thank you for your continued support and guidance throughout the capital budget planning process.

Sincerely,

Kate Kamerrer, CEFP
Assistant Vice President
Capital Budget and Facilities Business Operations

Enc.

cc: Olivia Yang, Associate Vice President, Facilities Services
Christopher Mulick, Senior Director of State Relations



**Washington State University
Agency 365**

2027-2029

Capital Budget Request

September 14, 2026



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WASHINGTON STATE UNIVERSITY



Tab A Introduction



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WASHINGTON STATE UNIVERSITY									
2027-29 State Capital Budget Funding Request and Associated 10 Year Plan									
Priority	Project	Class	Stage	Prior	Current	10 Year Plan			
					2027-29	2029-31	2031-33	2033-35	2035-37
1	Minor Works 2027-29	Preservation	pool		\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000	\$ 60,000,000
2	Pullman Sciences Building	Program	D/C	25,500,000	\$ 50,000,000	\$ -	\$ -	\$ -	\$ -
3	Fulmer Complex Renovations	Program	D/C		\$ 15,000,000	\$ 60,000,000	\$ -	\$ -	\$ -
4	Puyallup Washington Animal Disease Diagnostic Lab Facility	Program	C	3,000,000	\$ 20,000,000	\$ -	\$ -	\$ -	\$ -
5	Holland Library Steam to Hot Water Conversion	Preservation	D/C		\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
6	Nuclear Science Center Modernization	Program	D/C		\$ 10,000,000	\$ -	\$ -	\$ -	\$ -
7	Chemistry and Interdisciplinary Research and Education Building	Program	PD		\$ 500,000	\$ 5,000,000	\$ 75,000,000	\$ -	\$ -
8	Preventive Facility Maintenance and Building System Repairs	Preservation			\$ 10,115,000	\$ 10,115,000	\$ 10,115,000	\$ 10,115,000	\$ 10,115,000
2027-29 State Capital Budget Request					\$ 175,615,000				
9	System-wide Infrastructure	Preservation			\$ -	\$ 20,000,000	\$ 10,000,000	\$ 5,000,000	\$ 10,000,000
10	System-wide Building Systems	Preservation			\$ -	\$ 20,000,000	\$ 15,000,000	\$ 10,000,000	\$ 15,000,000
11	Teaching Auditoriums	Program			\$ -	\$ 250,000	\$ 5,000,000	\$ 60,000,000	\$ -
12	Webster Renovation	Program			\$ -	\$ -	\$ 500,000	\$ 5,000,000	\$ 80,000,000
13	Fulmer Synthesis and Annex Demolition	Preservation			\$ -	\$ -	\$ -	\$ 25,000,000	\$ -
Project Sub Total					\$ 175,615,000	\$ 175,365,000	\$ 175,615,000	\$ 175,115,000	\$ 175,115,000
Operating Cost for 50% of Everett Building M&O (Permanent)					\$ 792,000	\$ 792,000	\$ 792,000	\$ 792,000	\$ 792,000
					\$ 176,407,000	\$ 176,157,000	\$ 176,407,000	\$ 175,907,000	\$ 175,907,000
WASHINGTON STATE UNIVERSITY									
2027-29 Climate Commitment Act Funding Request and Associated 10 Year Plan									
Priority	Project	Class	Stage		Current	10 Year Plan			
					2027-29	2029-31	2031-33	2033-35	2035-37
14	Cougar Energy Initiative	Preservation	D/C		\$ 200,000,000	\$ 200,000,000	\$ 200,000,000	\$ 200,000,000	\$ 200,000,000



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OFM

365 - Washington State University
Ten Year Capital Plan by Project Priority

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS001

Date Run: 9/9/2026 3:11PM

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
1	40000428 Minor Works 2027-29									
	057-1 State Bldg	100,000,000				20,000,000	20,000,000	20,000,000	20,000,000	20,000,000
	Constr-State									
	062-1 WSU Building	200,000,000				40,000,000	40,000,000	40,000,000	40,000,000	40,000,000
	Account-State									
	Project Total:	300,000,000				60,000,000	60,000,000	60,000,000	60,000,000	60,000,000
2	40000284 Pullman Sciences Building									
	057-1 State Bldg	75,500,000	500,000	23,000,000	2,000,000	50,000,000				
	Constr-State									
3	40000348 Fulmer Complex Renovations									
	057-1 State Bldg	75,000,000				15,000,000	60,000,000			
	Constr-State									
4	40000372 Puyallup Washington Animal Disease Diagnostic Lab Facility									
	057-1 State Bldg	23,000,000		2,500,000	500,000	20,000,000				
	Constr-State									
5	40000429 Holland Library Steam To Hot Water Conversion									
	057-1 State Bldg	10,000,000				10,000,000				
	Constr-State									
6	40000430 Nuclear Science Center Modernization									
	057-1 State Bldg	10,000,000				10,000,000				
	Constr-State									
7	40000431 Chemistry and Interdisciplinary Research and Education Building									
	057-1 State Bldg	80,500,000				500,000	5,000,000	75,000,000		
	Constr-State									
8	91000037 Preventive Facility Maintenance and Building System Repairs									
	062-1 WSU Building	91,035,000	30,345,000	10,115,000		10,115,000	10,115,000	10,115,000	10,115,000	10,115,000
	Account-State									
9	40000347 System-wide Infrastructure									
	057-1 State Bldg	45,000,000					20,000,000	10,000,000	5,000,000	10,000,000
	Constr-State									
10	40000351 System-wide Building Systems									
	057-1 State Bldg	60,000,000					20,000,000	15,000,000	10,000,000	15,000,000
	Constr-State									



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Ten Year Capital Plan by Project Priority

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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
11	40000432 Teaching Auditoriums									
	057-1 State Bldg	65,250,000					250,000	5,000,000	60,000,000	
	Constr-State									
12	40000433 Webster Renovation									
	057-1 State Bldg	85,500,000						500,000	5,000,000	80,000,000
	Constr-State									
13	40000434 Fulmer Synthesis and Annex Demolition									
	057-1 State Bldg	25,000,000							25,000,000	
	Constr-State									
14	40000377 Cougar Energy Initiative									
	26C- Climate Commit									
	Accou-Unknown									
	26C-1 Climate Commit	1,000,000,000				200,000,000	200,000,000	200,000,000	200,000,000	200,000,000
	Accou-State									
	Project Total:	1,000,000,000				200,000,000	200,000,000	200,000,000	200,000,000	200,000,000
99	40000361 Spokane Team Health Education Building									
	057-1 State Bldg	14,000,000	4,214,000	7,286,000	2,500,000					
	Constr-State									
99	91000046 2025-27 Minor Works Preservation and Program									
	057-1 State Bldg	51,000,000		50,000,000	1,000,000					
	Constr-State									
	062-1 WSU Building									
	Account-State									
	Project Total:	51,000,000		50,000,000	1,000,000					
	Total	2,010,785,000	35,059,000	92,901,000	6,000,000	375,615,000	375,365,000	375,615,000	375,115,000	375,115,000

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2027-29	New Approp 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35	Estimated 2035-37
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**365 - Washington State University
Ten Year Capital Plan by Project Priority**

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS001

Date Run: 9/9/2026 3:11PM

Total Account Summary

<u>Account-Expenditure Authority 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>
057-1 State Bldg Constr-State	719,750,000	4,714,000	82,786,000	6,000,000	125,500,000	125,250,000	125,500,000	125,000,000	125,000,000
062-1 WSU Building Account-State	291,035,000	30,345,000	10,115,000		50,115,000	50,115,000	50,115,000	50,115,000	50,115,000
26C- Climate Commit Accou-Unknown									
26C-1 Climate Commit Accou-State	1,000,000,000				200,000,000	200,000,000	200,000,000	200,000,000	200,000,000
Total	2,010,785,000	35,059,000	92,901,000	6,000,000	375,615,000	375,365,000	375,615,000	375,115,000	375,115,000



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

August 12, 2026

Louise Sweeney
Senior Project Manager
Facilities Services, Capital
Washington State University

In future correspondence please refer to:
Project Tracking Code: 2026-08-05433
Property: Washington State University 2027-2029 Capital Budget Notification
Re:

Louise Sweeney:

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





July 14, 2026

Department of Archaeology and Historical Preservation
PO Box 48343
Olympia, WA 98504-8343

Via email: 2102@dahp.wa.gov

Subject: WSU 2027-2029 Capital Budget Notification

To the DAHP:

Washington State University is compiling the Capital Budget Request for the upcoming 2027-2029 biennium. Per the Governor's Executive Order 21-02, WSU is notifying you if the following project requests:

Funding requests for Predesign and Design:

- 1) Pullman Chemistry Research Building Predesign: this request is for a Predesign of a new chemistry research building to be located on the Pullman campus.

Projects that require the EZ/Project Review Form (ground disturbance likely):

- 1) Pullman Integrated Sciences Building: (DHP log# 2026-03-01640) this request follows the initial request for the demolition of Heald Hall (1962) and design of the new science building. WSU submitted the EZ project review form and is progressing with the historical outreach to document the buildings past contributions to the community.
- 2) Puyallup WADDL Facility: request to construct a new facility on the Puyallup Research Center. WSU is preparing the EZ/Project Review form and will submit shortly.

Projects that may require the E22 (no ground disturbance):

- 1) Spokane Team Health Education: (DAHP log# 2023-11-06994) this project is to renovate approximately 17,000 GSF of available space in the existing Health Sciences Building on the Spokane campus. Previously it was slated for new construction, but funds were not realized.
- 2) Pullman Fulmer Complex Renovation: this request is for design and enabling projects to vacate the original Fulmer building for a future renovation.
- 3) Pullman Dodgen Research Facility Modernization: the scope of this project is to update existing building systems and components that are beyond their useful life, including roof replacement, hvac upgrades, dedicated water supply, compressed air and waste handling systems.



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June 13, 2022
Page 2 of 2

- 4) Pullman Holland Library Steam to Hot Water Conversion: the scope of this project is to convert the existing steam heating system to a low temperature hot water system to meet our energy requirements.

Follow Up Items

- 1) Wenatchee Tree Fruit REC Plant Growth Facility: (DAHP log# 2025-09-05670-WSU) This request is to design and construct a new plant growth facility on the Wenatchee campus. The EZ form has been submitted, and the university has communicated to the tribal liaison regarding the project as directed under EO-21-02.
- 2) System wide Cougar Energy Initiative – includes drilling geothermal wells within each energy district in conjunction with ground source heat pumps. In addition, each energy district would require low temperature hot water piping between existing buildings with new nodal utility heat pump plants constructed to serve the district. Funding was not realized for this project and has not developed further.
- 3) Dodgen Research Facility Hot Cell Project: EZ form submitted in October 2024 DHP log# 2024-10-07660) and was determined to have no adverse impact to the site.
- 4) System wide wireless enhancements – funding was not received.
- 5) Tri Cities East Building Lab renovation – funding was not received.
- 6) Vancouver central chiller plant upgrade – EZ form was recently submitted.

Tribal Consultation: we will notify the appropriate tribes regarding any ground disturbing projects and copy DAHP on the communication.

Thank you for your review of the above materials. Please let me know if there's any additional information required.

Sincerely,

Louise Sweeney
Senior Project Manager
Facilities Services, Capital
Washington State University

c: Capital Budget 2027-29 file



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365 - Washington State University
Capital FTE Summary
2027-29 Biennium
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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS004

Date Run: 9/9/2026 4:19PM

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>
1155 - Director			0.8	0.8
1158 - Associate Director			0.4	0.4
1263 - Facilities Project Manager			4.4	4.4
1267 - Construction Manager			0.4	0.4
1410 - Assistant Vice President			0.6	0.6
1416 - Associate Vice President			0.2	0.2
1449 - Executive Director			0.3	0.3
144G - Contracts Specialist 2			0.7	0.7
151F - Fiscal Specialist 2			0.7	0.7
151H - Fiscal Specialist Supervisor			0.5	0.5
Total FTEs			9.0	9.0

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			771,036	771,036
062-1 WSU Building Account-State			394,348	394,348
Total Funding			1,165,384	1,165,384

Narrative

Capital Staffing



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2027-29 NARRATIVE DESCRIPTION OF DEFERRED MAINTENANCE BACKLOG REDUCTION PLAN

Washington State University places a high priority on maintaining and preserving capital investments of university facilities systemwide. WSU's deferred maintenance backlog reduction plan is outlined below.

1. Identification of Deferred Maintenance Requirements:

WSU uses a five-year cycle of facility condition assessments through a detailed quantitative deficiency estimate process and parametric predicted renewal models, developed by VFA, Inc. WSU complements those assessments with in-house Preservation, Restoration, and Modernization System (PRAMS) assessments and other technical inputs. WSU's Facility Condition Assessment database currently estimates the deferred maintenance backlog exceeds \$2 billion across all WSU campuses and research stations statewide.

Facility Conditions Assessments and the associated deferred maintenance requirements are critical to the development of WSU's capital budget. Those standing assessments of facility condition, age, type of construction, utility infrastructure condition, available space, and average utilization inform strategic planning regarding which facilities simply require maintenance and renewal through minor works, which facilities are viable candidates for major capital renovation or repurposing, and which facilities are best demolished to reduce operations and maintenance costs.

2. Strategic Investment of Major Capital and Minor Capital Funding:

WSU's growing deferred maintenance backlog of renewal and preservation requirements are most often addressed through minor works, which remains WSU's top priority in the capital budget.

Minor works projects typically address deferred maintenance, system-wide in these areas:

- Elevator/conveyances component replacement, repair, and upgrades
- Life safety/code compliance; security; environmental; public and employee liability & safety
- HVAC and Building Automation System controls
- Electricity, sewer, steam, and water distribution systems renewal
- Mechanical systems, compressors and pump replacements and renewals
- Network and communication infrastructure
- Roofs, exterior masonry/painting, restoration, window/door replacement and repairs

Strategic use of major capital is also essential to meaningful reductions of deferred maintenance. Renovations and replacements are prioritized where possible and consideration by WSU of new construction must include re-investment in adjacent infrastructure, and future demolition or renovation of facilities being vacated.

Major capital projects included in the 2027-29 capital request were selected and prioritized because they include reductions in deferred maintenance. The new Integrated Science Building in Pullman will replace Heald Hall which has a sizeable deferred maintenance backlog was funded for demolition in 2025-27. The Fulmer Complex renovation and the predesign for a chemistry and interdisciplinary research and education building continue the effort to modernize facilities in the WSU Pullman science corridor and with the focus on renovation and replacement will be significantly impactful to the deferred maintenance backlog in that area. The Holland Library renovation is focused entirely on addressing a deferred maintenance issue with the building's



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2027-29 NARRATIVE DESCRIPTION OF DEFERRED MAINTENANCE BACKLOG REDUCTION PLAN

HVAC system. The Clean Buildings Performance Standard Energy Efficiency improvements project will complete deferred maintenance requirements in the implementation while reducing utility costs and improving building performance.

3. Operations and Maintenance Funding:

WSU aspires to a Comprehensive Stewardship maintenance level, as defined by APPA (Leadership in Educational Facilities) in its staffing guidelines and service levels definitions. Comprehensive Stewardship is characterized by organized and directed maintenance activities, where equipment and building components are usually functional and in operating condition and buildings/equipment are regularly upgraded, keeping them current with modern standards and usage.

In reality, WSU is currently operating at an APPA level between Reactive Management and Crisis Response. These levels are characterized by failed and /or poorly performing systems, a high number of emergency calls, and preventive maintenance work is performed inconsistently or not at all. Budget cuts over time, a history of underfunding operations and maintenance (O&M) for new buildings, and the lack of inflationary adjustments for ongoing O&M of existing buildings has resulted in reduced frequency of support services and steadily declining facility conditions.

In response to reduced funding levels, WSU Facilities Services has focused on prioritizing service to ensure resources are being directed at those maintenance calls which have a direct impact on safety of building occupants, security of research, and continuity of operations. Organizational structure and reporting lines have also been adjusted to reduce overhead and allow for more staff on the front lines.

4. Space Utilization/Cost Assessment:

To address inefficient use of space, WSU Facilities Services has completed space utilization and cost assessment evaluations to provide university leadership with a realistic analysis of the cost of the space. This information is being used to strategically align and assign space resources. Phased consolidations and vacating buildings in the worst condition with the least re-use value will create opportunities for demolition of facilities with high deferred maintenance back log values.

In summary, WSU has a disciplined program in place to accurately identify and prioritize a steadily growing deferred maintenance requirement which is integrated into the development of the biennial capital budget request. WSU is improving the efficiency of its existing operations and maintenance functions to mitigate the acceleration of additional deferred maintenance requirements due to inadequate annual operations funding. These collaborative efforts help to ensure WSU is using its limited resources where they are most impactful while also addressing its growing deferred maintenance requirements.



Tab B Projects



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365 - Washington State University
Capital Project Request
2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:48PM

Project Number: 40000428

Project Title: Minor Works 2027-29

Description

Starting Fiscal Year: 2028

Project Class: Preservation (State-Owned)

Agency Priority: 1

Project Summary

Washington State University (WSU) requests \$60 million in the 2027-29 capital budget for Minor Works preservation and programmatic projects. WSU's most recent Facility Condition Assessment estimates the system-wide deferred maintenance backlog exceeds \$2B. Minor works continues to be the primary source of funding WSU relies on to address deferred maintenance and targeted programmatic needs to preserve and renew the university's building systems and equipment, structural assets, and infrastructure.

Project Description

Reappropriation Requested

WSU received \$45 million for minor works in the 2025-27 capital appropriation and an additional \$6 million in the supplemental budget and anticipates reappropriation of less than 2%. If a reappropriation is necessary at all, it would be related to contract close-out processes (i.e. retainage) on projects which are complete.

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 provide funding for minor works preservation projects specifically addressing prioritized deferred maintenance requirements system wide. Those requirements could include elevator/conveyances component replacement, repair, and upgrades; life safety/code compliance, security, environmental, public and employee liability & safety; HVAC and Building Automation System controls, electricity, sewer, steam, and water distribution systems renewal; mechanical systems, compressors and pump replacements and renewals; network and communication infrastructure; roofs, exterior masonry/painting, restoration, window/door replacement and repairs.

A portion of the funding requested will also be dedicated to preservation of programmatic assets and/or modernization of facilities/equipment in support of academic and research programs.

All of WSU's physical campuses, research and extension centers, farms, and the Global campus are included in the assessment and prioritization of needs. Therefore, faculty, staff, and students across the system benefit from these reinvestments in the physical plant, infrastructure, and programs. These minor works projects provide renewal for building components, systems and equipment which have failed, become unreliable, or have reached the end of useful life, according to the manufacturer or industry standards. Reinvestment or renewal improves system functionality and reliability, environmental conditions and safety within buildings for occupants (students, faculty and staff) and for critical research activities.

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

Minor works is the primary source of funding for the deferred maintenance backlog at WSU, currently estimated at \$2 billion across all WSU campuses and research stations statewide. Facility Conditions Assessments which determine facility condition, age, type of construction, utility infrastructure condition, available space, and average utilization are maintained in a database and used to inform strategic planning regarding which facilities or systems to prioritize for renewal or replacement through minor works.

WSU uses a five-year cycle of facility condition assessments through a detailed quantitative deficiency estimate process and parametric predicted renewal models, developed by VFA, Inc. WSU complements those assessments with in-house Preservation, Restoration, and Modernization System (PRAMS) assessments and other technical inputs.



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365 - Washington State University
Capital Project Request
2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:48PM

Project Number: 40000428

Project Title: Minor Works 2027-29

Description

Minor works funding is also relied upon for renewal, modernization, and replacement of aging departmental equipment, like growth chambers, fume hoods, minus 80 freezers and cold rooms, and for smaller program specific renovations intended to enhance or grow academic or research programs. Departments throughout the system are invited to submit requests for minor works programmatic funding. Those requests are analyzed by a team with representatives from Facilities Services, the Provost's Office, and the Office of Research to prioritize needs submitted against academic and research initiatives while also measuring the efficient and appropriate use of the space/location identified.

This request, if fully funded, would reduce the deferred maintenance backlog by approximately \$40 million. The balance of \$20 million would be used to address critical programmatic needs. These investments offer operating budget savings by renewing, modernizing, or replacing systems and equipment which have become less reliable and require more frequent repairs or reactive maintenance. Renewal projects also improve energy efficiency in many cases and reduce utility costs. Workplace, occupational, and campus safety is also addressed by minor works funding providing for increased security at locations throughout the system

Funding levels requested are based on prioritized need as well as the capacity to complete the work within the biennium.

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

This proposed project has received previous appropriations. In 2025-27, WSU received a total of \$51 million in minor works funding and anticipates minimal reappropriation (less than 2%). In 2023-25, WSU received \$54M in minor works and reappropriated \$850,577 (1.6%). The full reappropriation was spent by September 30, 2025. And, in 2021-23, WSU received \$34,193,000 and reappropriated \$540,000 (1.6%).

WSU has developed a successful project management process to ensure the minor works appropriation provided by the state is fully executed within the biennium for which funds are received. Reappropriation amounts are most often related to closing out contracts (retainage) and efforts continue to improve or expedite contract close out processes to avoid reappropriations.

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

No.

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

Minor works funding provides WSU the opportunity to reinvest in the facilities funded by the state; facilities which are essential to WSU's academic and research missions. Addressing deferred maintenance backlogs reduces reactive maintenance calls, improves system reliability, and reduces operating and utility expense. Those reinvestments also preserve, protect, and modernize the facilities WSU relies on to operate as a university. Classroom buildings, research facilities, campus infrastructure including network, electrical, steam, water/sewer, and sidewalks/streets/roads, and university support facilities like libraries, museums, office buildings, shops, barns, and sheds are all critical resources for the university and all have ongoing deferred maintenance needs which are funded through strategic use of minor works funding.

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

This project is a reinvestment in the facilities/resources of WSU system wide. The campuses, research stations, and extension centers within the WSU system provide the physical infrastructure necessary to serve WSU's student population and support



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365 - Washington State University
Capital Project Request
2027-29 Biennium
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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:48PM

Project Number: 40000428

Project Title: Minor Works 2027-29

Description

WSU's academic mission.

As a land grant college, WSU was founded to champion underserved populations. WSU continues to address this objective with a statewide system of six campuses and satellite locations, as well as financial aid packaging designed to reach underserved and diverse populations. Students of color make up 37.7 percent of WSU's student body while first generation college students make up 34.9 percent of all undergraduates.

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

WSU places a high priority on maintaining and preserving capital investments of university facilities and employs a disciplined program to accurately identify and prioritize deferred maintenance requirements which are integrated into the development of the biennial capital budget request. WSU is improving the efficiency of its existing operations and maintenance functions to mitigate the acceleration of additional deferred maintenance requirements.

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 Chapter 14 of the operating budget instructions and Chapter 3 of the capital budget instructions.

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

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Minor Works Preservation List

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

Funding

Expenditures

2027-29 Fiscal Period



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Project Title: Minor Works 2027-29

Funding

Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	100,000,000				20,000,000
062-1	WSU Building Account-State	200,000,000				40,000,000
	Total	300,000,000	0	0	0	60,000,000

Future Fiscal Periods

	2029-31	2031-33	2033-35	2035-37
057-1 State Bldg Constr-State	20,000,000	20,000,000	20,000,000	20,000,000
062-1 WSU Building Account-State	40,000,000	40,000,000	40,000,000	40,000,000
Total	60,000,000	60,000,000	60,000,000	60,000,000

Operating Impacts

No Operating Impact

Narrative

Minor Works - Preservation and programmatic projects.



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Minor Works - Preservation 2027-29

Abelson Hall - HVAC Renewal	4,000,000
Webster Hall - HVAC Renewal	3,000,000
Webster Hall - Elevator Modernization	4,000,000
Veterinary Teaching Hospital - HVAC Renewal	3,000,000
Building Automation System Panel Upgrades - Pullman campus various buildings	1,700,000
Field House - Roof Replacement	2,500,000
Tri-Cities Bioproducts Facility - DDC Controls Renewal	250,000
French Administration Building - Structural Brick Renewal (West Elevation)	500,000
Fire Alarm System Renewal - Spokane, Vancouver, Pullman various buildings	1,075,000
Prosser IAREC Hamilton Hall - Damper Controls Replacement	150,000
Wenatchee TFREC Annex Lab - Roof Renewal	75,000
Mt Vernon NWWREU Greenhouse 2 - HVAC Renewal	150,000
College Avenue and Grimes Way Steam Plants - Systems Renewals	1,500,000
5KV and Overhead Power Renewal - Pullman Campus	4,000,000
Wastewater Treatment Plant Upgrades - Pullman	2,000,000
Tunnel Lid Replacement - Pullman Campus Tacoma Street	2,000,000
Domestic Water Renewal (Well 7, Well 8, Chilled Water Tank) - Pullman Campus	1,550,000
Utility Metering Renewal - Pullman Campus	500,000
IT Core Distribution Renewal - System	900,000
Life Safety Upgrades - Pullman Campus / REC's (Bustad, Ag Seedhouse, Mt Vernon, Prosser etc.)	700,000
Security System Infrastructure - Pullman Campus various locations	350,000
Accessibility Renewals - Pullman Campus various locations	1,355,000
Pumps and Motors Renewal - System Wide	1,500,000
Electrical Electronics Renewal - System Wide	1,500,000
Interior Renewal - Pullman Campus various locations	990,000
Steam Distribution Renewals - Pullman Campus	425,000
Infrastructure Renewals - Spokane, Vancouver, Tri-Cities, REC's	330,000
	40,000,000

Minor Works - Program 2027-29

Vogel Plant Biosciences Building - Teaching Labs Modernization	320,000
Horticulture Greenhouses - Revitalization	315,000
Museum of Anthropology Storage Building - Compact Storage System	550,000
Todd Hall - Omnibus Equipment (Teaching Kitchen and various Classroom Upgrades)	2,135,000
Commons Hall - Renovation of Center for Entrepreneurial Studies	650,000
Veterinary Teaching Hospital - Imaging and Diagnostic Equipment	775,000
General University Classrooms - Renewal multiple buildings	1,500,000
System Network / Wireless Equipment Upgrades/Renewal	4,895,000
Holland Library - New Group Study Areas on First and Second Floors	600,000
Vancouver Campus - Academic and Student Support Space Renovation	250,000
Nuclear Science Center - HVAC System Renewal	3,800,000
Vivariums - HVAC Upgrades, Cage Washer Renewal, Life Racks Replacements	1,635,000
Sloan Hall - Replace/modernize Tilting Flume Equipment	2,000,000
Engineering Teaching Research Lab - Bio-Operations Laboratory Equipment/Renovation	125,000
Wine Science Center (Tri Cities) - Agilent Revident Liquid Chromatography System	450,000
	20,000,000

Minor Works 2027-29
40000428



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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:46PM

Project Number: 40000284

Project Title: Pullman Sciences Building

Project Class: Program Improvement (State-Owned)

Description

Starting Fiscal Year: 2022

Agency Priority: 2

Project Summary

Washington State University requests \$50 million in the 2027-29 capital budget to construct a new state-of-the-art science building on the WSU Pullman campus. This new integrated science building will replace the antiquated and structurally deficient Heald Hall, which was funded for demolition in the 2025-27 biennium, with modern, flexible instructional space to maintain instructional capacity serving STEM disciplines. This project would greatly advance the university's initiative to renovate or replace facilities in the WSU Pullman science corridor, the university's greatest deferred maintenance hotspot.

Project Description

Reappropriation Requested

The Pullman Sciences Building project received funding in the 2025-27 biennium for design and the demolition of Heald Hall in preparation for the proposed construction funding in the 2027-29 biennium. The on-site demolition and site preparation activities have been scheduled to allow for a seamless transition between 2025-27 and 2027-29 biennia. This plan will require a small reappropriation to ensure viable transition between the funding cycles.

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 funds requested for the proposed project will support the construction of a new state-of-the-art integrated science facility. This new facility will provide much needed instructional spaces on the Pullman campus replacing facilities with structural deficiencies that render them impractical for renovation. There is a need to preserve and expand the number of STEM degrees to address current and future industries. High quality, modern facilities are vital for maintaining and expanding STEM initiatives and are critical for effective classroom instruction. It is estimated that up to 6000 WSU students would have classes in the completed integrated science building each academic year. They are also a high priority for attracting and retaining the best faculty, undergraduate, and graduate student scholars who will ultimately contribute to the university's respected education and research mission.

If funded in the 2027-29 Capital Budget, work would commence as soon as funding is released.

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 integrated science building is a major step in the long-term vision for the WSU Pullman science corridor and is designed to serve as a student-centered home for foundational STEM education. This facility will support thousands of students annually through modern instructional laboratories, collaborative learning environments, and flexible teaching and innovation spaces. For many students, this building will shape their first real experience with science at WSU.

This proposed project will help to address the problem of inadequate STEM-related space on the Pullman campus by replacing Heald Hall with a new teaching facility. If action is not taken, the demolished Heald Hall site will be left unused, reducing instructional capacity and delaying future renovation in the aging Fulmer Complex. Student data indicates that a failure to address science training infrastructure may lead to student enrollment declines. Current academic teaching, research programs and enrollment in the STEM fields will be negatively impacted with limited access to modern technology and no room to grow.

The proposed project is included in the university's 10-year capital plan which incorporates the university priorities of energy efficiency improvement, carbon reduction and water savings. This project will contribute directly to a reduction in the deferred maintenance backlog through replacement of existing facilities.



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Project Number: 40000284

Project Title: Pullman Sciences Building

Project Class: Program Improvement (State-Owned)

Description

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

The integrated science building funding has been broken into three funding cycles over four funding periods. A \$500,000 pre-design was funded in the 2021-23 biennium and the master plan for WSU Pullman science corridor was developed as part of this pre-design process. This plan included enabling projects to allow for the demolition of Heald Hall, which was identified in the pre-design as the preferred site for the new integrated science building.

In the 2023-25 biennium, the renovation of space in Abelson and Eastlick Hall allowed WSU to relocate principal investigator labs and teaching classrooms in Heald to fully vacate the building. In the 2025-27 biennium \$25M was allocated to design the new integrated science building and to demolish Heald Hall. This work is in progress and will be completed in anticipation of construction funding in the 2027-29 biennium.

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

Efforts are currently being made to leverage other funds to supplement this request. WSU has begun to review, assess, and have donor conversations to secure philanthropy to support the construction project with additional funding.

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

This proposed project is in alignment with and supports WSU's continued commitment to reinvestment in existing facilities and infrastructure while also advancing program priorities. Construction of the integrated science building is a critical step in WSU's 10-year plan for modernization of the WSU Pullman science corridor. By relocating STEM instruction and creating modern instructional laboratories, the integrated science building provides the necessary swing space to renovate and modernize the Fulmer Complex without disrupting critical teaching and research activities. This phased approach allows WSU to preserve and optimize existing facilities while significantly improving their functionality, flexibility, and long-term value. The integrated science building will provide adequate space for STEM academic programs. This new building is the necessary first step to support the relocation and consolidation needed to complete renovations and updates in the Fulmer Complex as outlined in the university's 10-year plan.

The integrated science building would significantly support WSU's efforts to supply Washington's long-term workforce needs. STEM occupations are projected to grow significantly faster than the average for all occupations, increasing demand for graduates with strong scientific and technical skills. By preserving the university's capacity to educate and retain STEM students, this project strengthens the pipeline of graduates prepared to contribute to Washington's economy in fields such as healthcare, clean energy, environmental science, advanced manufacturing, agriculture, artificial intelligence, and biotechnology.

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 integrated science building will serve students from every region of Washington by providing modern instructional laboratories and collaborative learning environments that support student success in foundational STEM courses. These courses serve as the gateway to many high-demand science, health, engineering, and technology careers, making student success in introductory STEM education critical to expanding Washington's future workforce.

National research has consistently shown that students from historically underrepresented and first-generation backgrounds are less likely to complete STEM degrees, with the greatest attrition occurring during introductory coursework. Many of WSU's existing science facilities, including Heald Hall, were designed more than 60 years ago for instructional models that no longer



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Description

reflect current evidence-based teaching practices. The new integrated science building will replace outdated classrooms and laboratories with flexible, technology-enabled learning spaces that support active learning, collaboration, undergraduate research, and student engagement, all practices shown to improve learning outcomes and retention across diverse student populations.

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

WSU is committed to being a responsible steward of state investments by strategically prioritizing capital projects that deliver the greatest long-term benefit for students, research, and Washington's economy. Like many public universities, WSU faces a substantial deferred maintenance backlog. Rather than addressing individual buildings in isolation, the university has developed a coordinated, long-term strategy that aligns capital investments with institutional priorities, workforce needs, and the state's economic future.

Through a phased approach, WSU is modernizing science infrastructure to create an integrated ecosystem that supports student success, interdisciplinary research, faculty excellence, and partnerships with industry and federal agencies. Each phase builds upon prior state investments, maximizing their value while creating a cohesive vision for the future of science education and discovery on the Pullman campus.

This project is part of the WSU Pullman science corridor, a coordinated, multi-phase vision to transform science education and research through strategic investments in the integrated science building, modernization of the Fulmer Complex, and a future chemistry and interdisciplinary research and education building. Rather than addressing individual buildings in isolation, this phased approach creates an integrated ecosystem for teaching, discovery, innovation, and collaboration across the physical and life sciences.

The integrated science building serves as the student-centered gateway to STEM education and will provide the capacity to relocate foundational science instruction while enabling renovation of existing facilities in the Fulmer Complex. Those renovations would preserve and renew one of WSU's core scientific assets by creating flexible research laboratories, shared instrumentation, and modern teaching spaces that support chemistry, environmental science, physics, and interdisciplinary research. Together, these investments support the university's long-term goals of expanding research competitiveness, strengthening industry partnerships, recruiting and retaining outstanding faculty, and preparing graduates for careers in Washington's fastest-growing STEM industries.

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

This project proposes to build the new integrated science building on the site of Heald Hall, which is being demolished. During predesign, four alternative sites were analyzed: 1) North of Abelson Hall – a greenfield site that would remove open space in the core of campus; 2) Northeast corner of a parking lot south of Daggy Hall – the site was deemed problematic due to infrastructure upgrades required; 3) Build up from the plaza west of Eastlick Hall – this would be a highly complex and substantial alteration and would require Eastlick be vacated during construction; 4) Current site of Heald Hall – this site allowed for demolition of a building with a substantial deferred maintenance backlog on a previously developed site while keeping adjacency to existing science buildings.

The consensus following the predesign was that the new building would be best situated in the footprint of Heald Hall. This location was deemed most cost effective to develop with the least impact on adjacent facilities, green spaces and parking areas and it is most optimal for teaching and research needs



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Project Title: Pullman Sciences Building

Project Class: Program Improvement (State-Owned)

Description

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

WSU is planning to execute this project using progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU has selected and contracted with a Design Build team for the design of the integrated science building and demolition of Heald Hall. If funded this team would progress into the construction of the new facility. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions. Progressive Design-Build project delivery allows for a truly integrated design and construction process and is paramount to engage the university stakeholders ensuring a site and campus-specific solution.

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 and Chapter 3 of the capital budget instructions.

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

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Major Projects-New Facilities

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: Yes

How does this fit in master plan

go.wsu.edu/DevelopmentPlan

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	75,500,000	500,000	24,000,000	1,000,000	50,000,000
	Total	75,500,000	500,000	24,000,000	1,000,000	50,000,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	



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Project Title: Pullman Sciences Building

Project Class: Program Improvement (State-Owned)

Funding

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

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	3.0	3.0	3.0	3.0	3.0
001-1	General Fund-State	348,084	696,169	696,169	696,169	696,169
	Total	348,084	696,169	696,169	696,169	696,169

Narrative

FTE and M&O calculations are based on APPA standards. M&O totals include utilities, building maintenance, custodial & grounds, and operations.



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STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Pullman Sciences Building	
OFM Project Number	40000284	

Contact Information		
Name	Kate Kamerrer	
Phone Number	509-335-9314	
Email	kamerrer@wsu.edu	

Statistics			
Gross Square Feet	34,179 SF	MACC per Gross Square Foot	\$1,443
Usable Square Feet	27,002 SF	Escalated MACC per Gross Square Foot	\$1,510
Total Site Area (SF)	40,000 SF		
Alt Gross Unit of Measure			
Space Efficiency	79.0%	A/E Fee Class	B
Construction Type	Science labs (teaching)	A/E Fee Percentage	7.16%
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 %	8.20%	Location Used for Tax Rate	3,812
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	A09533
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-21	Predesign End	June-22
Design Start	July-25	Design End	June-27
Construction Start	July-27	Construction End	January-29
Construction Duration	18 Months		

Project Cost Summary			
Total Project	\$72,449,231	Total Project Escalated	\$75,499,595
		Rounded Escalated Total	\$75,500,000
Amount funded in Prior Biennia			\$25,500,000
Amount in current Biennium			\$50,000,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$593,723	
	Construction	\$0	
	Art	\$2,969	
	Agency PM	\$24,822	
	Total	\$621,514	0.8%



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Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
Consultant Services			
Predesign Services	\$500,000		
Design Phase Services	\$2,767,666		
Extra Services	\$3,425,000		
Other Services	\$1,243,444		
Design Services Contingency	\$396,806		
Consultant Services Subtotal	\$8,332,916	Consultant Services Subtotal Escalated	\$8,436,179
Construction			
Maximum Allowable Construction Cost (MACC)	\$49,310,000	Maximum Allowable Construction Cost (MACC) Escalated	\$51,594,509
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$2,465,500		\$2,588,775
Non-Taxable Items	\$0		\$0
Sales Tax	\$4,245,591	Sales Tax Escalated	\$4,443,029
Construction Subtotal	\$56,021,091	Construction Subtotal Escalated	\$58,626,313
Equipment			
Equipment	\$2,645,995		
Sales Tax	\$216,972		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,862,967	Equipment Subtotal Escalated	\$3,006,116
Artwork			
Artwork Subtotal	\$375,620	Artwork Subtotal Escalated	\$375,620
Agency Project Administration			
Agency Project Administration Subtotal	\$2,576,638		
DES Additional Services Subtotal	\$450,000		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$3,026,638	Project Administration Subtotal Escalated	\$3,177,970
Other Costs			
Other Costs Subtotal	\$1,830,000	Other Costs Subtotal Escalated	\$1,877,397
Project Cost Estimate			
Total Project	\$72,449,231	Total Project Escalated	\$75,499,595
		Rounded Escalated Total	\$75,500,000



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Funding Summary

			Current Biennium		
	Project Cost (Escalated)	Funded in Prior Biennia	2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$8,436,179	\$5,500,000	\$2,936,179		\$0
Construction					
Construction Subtotal	\$58,626,313	\$18,544,421	\$40,081,892		\$0
Equipment					
Equipment Subtotal	\$3,006,116		\$3,006,116		\$0
Artwork					
Artwork Subtotal	\$375,620		\$375,620		\$0
Agency Project Administration					
Project Administration Subtotal	\$3,177,970	\$970,579	\$2,207,391		\$0
Other Costs					
Other Costs Subtotal	\$1,877,397	\$485,000	\$1,392,397		\$0
Project Cost Estimate					
Total Project	\$75,499,595	\$25,500,000	\$49,999,595	\$0	\$0
	\$75,500,000	\$25,500,000	\$50,000,000	\$0	\$0
Percentage requested as a new appropriation			66%		

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

The requested appropriation would fund construction of a new integrated science building on the Pullman campus at the site of the Heald Hall demolition.

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

Design is nearly complete and site prep and the planned demolition of Heald Hall is underway.

What is planned with a future appropriation?

No future appropriation requested.



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Cost Estimate Details

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
ACQUISITION TOTAL	\$0	NA	\$0	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				
Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Predesign	\$500,000			
Sub TOTAL	\$500,000	1.0000	\$500,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$2,557,917			
Sales tax on DB design	\$209,749			
Sub TOTAL	\$2,767,666	1.0000	\$2,767,666	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	\$1,149,209			
Sales tax on DB design	\$94,235			
Sub TOTAL	\$1,243,444	1.0500	\$1,305,617	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$3,000,000	1.0000	\$3,000,000	108%
Construction Phase	\$425,000	1.0500	\$446,250	34%
Sales tax on consultant services (where services are taxable)		1.0500	\$0	
Sub TOTAL	\$3,425,000	1.0000	\$3,446,250	
5) Design Services Contingency				
Consultant Contingency	\$396,806			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$396,806	1.0500	\$416,646	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$8,332,916		\$8,436,179	
Consultant Services Cost Per SF	\$244		\$247	
Consultant Services % Of Const	15%		14%	



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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$2,410,000			
Demolition / Enabling	\$4,000,000			
Sub TOTAL	\$6,410,000	1.0259	\$6,576,019	Escalated to Start Const.
	\$160 per Site SF		NA per Site SF	
2) Related Project Costs				
Insurance / Bond	\$1,100,000			
Sub TOTAL	\$1,100,000	1.0259	\$1,128,490	Escalated to Start Const.
	\$32 per GSF		\$33 per GSF	
3) Facility Construction				
Direct Construction Cost	\$28,000,000			
DB Risk Contingency	\$7,000,000			
Prime Cont. Field Overhead (GC/GR)	\$5,000,000	14%		
Prime Cont. Fee/Profit	\$1,800,000	5%		
Sub TOTAL	\$41,800,000	1.0500	\$43,890,000	Escalated to Mid-Const.
	\$1,223 per GSF		\$1,284 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$49,310,000		\$51,594,509	
	\$1,443 per GSF		\$1,510 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$49,310,000		\$51,594,509	
	\$1,443 per GSF		\$1,510 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$2,465,500			Calculated
Other				
Sub TOTAL	\$2,465,500	1.0500	\$2,588,775	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0500	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$4,245,591		\$4,443,029	
CONSTRUCTION CONTRACTS TOTAL	\$56,021,091		\$58,626,313	
Construction Contracts Cost Per SF	\$1,639		\$1,715	



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Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$2,000,000			
Furnishings	\$645,995			
Sub TOTAL	\$2,645,995	1.0500	\$2,778,295	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0500	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$216,972		\$227,821	
EQUIPMENT TOTAL	\$2,862,967		\$3,006,116	

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	\$375,620			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$375,620	NA	\$375,620	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$2,576,638			Calculated
Additional Services	\$450,000			
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$3,026,638	1.0500	\$3,177,970	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Historical Mitigation	\$250,000			
Permitting / Development	\$1,500,000			
Other	\$80,000			
OTHER COSTS TOTAL	\$1,830,000	1.0259	\$1,877,397	Escalated to Start Const.



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365 - Washington State University

Capital Project Request

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:52PM

Project Number: 40000348

Project Title: Fulmer Complex Renovations

Description

Starting Fiscal Year: 2028

Project Class: Program Improvement (State-Owned)

Agency Priority: 3

Project Summary

Washington State University requests \$15 million in the 2027-29 capital budget to design a renovation of the Fulmer Hall – Lab building (Fulmer Lab) and to design and construct modest enabling renovations in the connected Fulmer Hall – Annex (Annex) and Fulmer Hall – Synthesis (Synthesis) buildings. The Fulmer complex consists of these three connected buildings and an underground vibration-free laboratory. This project enables the temporary relocation of teaching and research from Fulmer Lab into the Annex and Synthesis buildings to allow for a full renovation in a future biennium.

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 limited renovations in Annex and Synthesis to accommodate laboratory instruction and research currently housed in Fulmer Lab. Work will include selective upgrades to building systems, code compliance improvements, and reconfiguration of space to safely accommodate displaced programs. Enabling projects may also be necessary in other facilities within the science portfolio including Webster Hall and Clark Hall. The design phase of the enabling project work will identify specific needs and locations.

The request will also fund design activities for the full renovation of Fulmer Lab and allow early construction work on critical infrastructure systems (e.g., mechanical, electrical, and penthouse systems) where feasible.

Maintaining continuity of instruction and research operations while enabling a full building renovation in the next phase of the WSU Pullman science corridor modernization will positively impact faculty, staff, and students in the Department of Chemistry and related programs. Specifically, the renovations and design will minimize disruptions to a highly active research and academically productive STEM unit and the over 3,500 students annually who take chemistry courses for degrees across multiple disciplines in high demand fields in the sciences, engineering, health sciences, agriculture and more.

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

Fulmer Lab, built in 1935, has a significant deferred maintenance backlog, outdated infrastructure, and substantial limitations that constrain and limit modern research and teaching. At the same time, the building is structurally sound, and renovation is preferred to demolition and reconstruction. Renovation while the building is occupied is impractical, creating a sequencing challenge that requires interim space to support decanting. Without renovation, deferred maintenance and system failures will continue to increase operational risk and costs. Teaching and research functions will remain in suboptimal environments which limit program growth, competitiveness, and statewide STEM workforce development.

This phased approach allows WSU to safely and efficiently relocate occupants, minimizing impacts to critical research and undergraduate and graduate education. It will also reduce deferred maintenance through targeted upgrades and enable a full renovation of Fulmer Lab in a future biennium.

This project has significant implications for preserving capacity to meet Washington's long-term workforce needs. STEM occupations are projected to grow significantly faster than the average for all occupations, increasing demand for graduates with strong scientific and technical skills. By expanding the university's capacity to educate and retain STEM students, this project strengthens the pipeline of graduates prepared to contribute to Washington's economy in fields such as healthcare, clean energy, environmental science, advanced manufacturing, agriculture, artificial intelligence, and biotechnology.



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365 - Washington State University
Capital Project Request
2027-29 Biennium
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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:52PM

Project Number: 40000348

Project Title: Fulmer Complex Renovations

Description

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?

While this is the first direct request for work within the Fulmer Complex, prior state investments enabled this effort including \$500,000 in 2021–23 for a Pullman sciences building predesign, \$30 million in 2023–25 for enabling projects in Abelson, Eastlick, and Bustad Halls to vacate Heald Hall, and \$25 million in 2025–27 to design a Pullman sciences building and for the demolition of Heald Hall.

These projects are interdependent. The integrated science building, for which WSU is requesting \$50 million to fund construction in 2027-29, will absorb key instructional functions from the Fulmer Complex, enabling the partial decanting and renovation of Fulmer Lab. Relocating the remainder of academic and research functions in Fulmer Lab will be made possible with the requested enabling renovations in Annex and Synthesis.

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

While efforts are being made to leverage other funds, non-state funds have not been identified.

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

This proposed project is in alignment with and supports WSU's continued commitment to reinvestment in existing facilities and infrastructure while also advancing programmatic priorities. This enabling project and future related projects included in the 10-year capital plan will transform science education at WSU by ensuring faculty and students have access to spaces that enable modern science and will serve STEM workforce development and research. The Fulmer Complex is central to WSU's chemistry teaching and research mission. Almost all students, particularly those pursuing STEM degrees, need chemistry courses. The renovation of Fulmer Lab and associated enabling projects in Annex and Synthesis will ensure that WSU students across all STEM fields receive state-of-the-art science education, are encouraged to enter STEM fields, and are retained. Moreover, this phased approach allows the university to modernize and extend the lives of long-serving core facilities while maintaining operations and positioning for future interdisciplinary growth.

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?

As Washington's land-grant institution, WSU serves a diverse statewide population, including large populations of first-generation college students and students from low income and/or underrepresented backgrounds. This project supports equitable access to high-quality instructional and research environments by modernizing facilities used by large numbers of undergraduate and graduate students.

National research has consistently shown that students from historically underrepresented and first-generation backgrounds are less likely to complete STEM degrees, with the greatest attrition occurring during introductory coursework. The buildings in the Fulmer Complex were designed more than 60 years ago for instructional models that no longer reflect current evidence-based teaching practices. These renovations will replace outdated classrooms and laboratories with flexible, technology-enabled learning spaces that support active learning, collaboration, undergraduate research, and student engagement, all practices shown to improve learning outcomes and retention across diverse student populations.

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

This project is part of the WSU Pullman science corridor, a coordinated, multi-phase vision to transform science education and research through strategic investments. Rather than addressing individual buildings in isolation, this phased approach creates an integrated ecosystem for teaching, discovery, innovation, and collaboration across the physical and life sciences.



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

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Project Number: 40000348

Project Title: Fulmer Complex Renovations

Description

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

During the predesign and design of the Pullman sciences building, Fulmer Lab was identified as a facility appropriate for renovation to create modern functional research and instructional lab space.

Alternative solutions considered during the predesign included renovation of Fulmer Lab while occupied, which was determined to be unfeasible due to safety, code, and operational constraints associated with active laboratory environments. WSU also considered construction of a new swing space building but determined that option would delay addressing immediate deferred maintenance needs of the existing facilities. Finally, a minimal maintenance-only approach was considered. That approach would not resolve infrastructure deficiencies or enable the full renovation of Fulmer Lab, resulting in continued degradation and higher long-term costs.

The selected approach of targeted enabling renovations and phased redevelopment is the most cost-effective and operationally feasible path forward.

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

WSU is planning to execute this project using Progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU believes that Design-Build project delivery brings value to university projects, transforming the relationship between designers and builders into an alliance that fosters collaboration and teamwork. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions. Progressive Design-Build project delivery will be truly integrated (design and construction mutually informing the development of the project) and is paramount to engage the university stakeholders in a process that will ensure a site- and campus-specific solution.

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 and Chapter 3 of the capital budget instructions.

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

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Major Projects-Remodel/Renovation



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Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

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Project Title: Fulmer Complex Renovations

Description

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: No

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	75,000,000				15,000,000
	Total	75,000,000	0	0	0	15,000,000

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	60,000,000			
	Total	60,000,000	0	0	0

Operating Impacts

No Operating Impact

Narrative

This is a renovation project.



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STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Fulmer Complex Renovations	
OFM Project Number	40000348	

Contact Information	
Name	Kate Kamerrer
Phone Number	509-335-9314
Email	kamerrer@wsu.edu

Statistics			
Gross Square Feet	61,572 SF	MACC per Gross Square Foot	\$801
Usable Square Feet	31,452 SF	Escalated MACC per Gross Square Foot	\$856
Total Site Area (SF)	52,430 SF		
Alt Gross Unit of Measure			
Space Efficiency	51.1%	A/E Fee Class	A
Construction Type	Laboratories (Research)	A/E Fee Percentage	10.70%
Remodel	Yes	Projected Life of Asset (Years)	

Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	3,812
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	NA
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-26	Predesign End	June-27
Design Start	July-27	Design End	April-28
Construction Start	May-28	Construction End	May-29
Construction Duration	12 Months		

Project Cost Summary			
Total Project	\$70,327,290	Total Project Escalated	\$75,000,031
		Rounded Escalated Total	\$75,000,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$15,000,000
Next Biennium			\$60,000,000
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$502,902	
	Construction	\$0	
	Art	\$2,515	
	Agency PM	\$23,755	
	Total	\$529,171	0.7%



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Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$4,336,374		
Extra Services	\$852,000		
Other Services	\$1,948,226		
Design Services Contingency	\$713,660		
Consultant Services Subtotal	\$7,850,261	Consultant Services Subtotal Escalated	\$8,258,156
Construction			
Maximum Allowable Construction Cost (MACC)	\$49,348,500	Maximum Allowable Construction Cost (MACC) Escalated	\$52,716,251
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$4,934,850		\$5,286,705
Non-Taxable Items	\$0		\$0
Sales Tax	\$4,451,235	Sales Tax Escalated	\$4,756,242
Construction Subtotal	\$58,734,585	Construction Subtotal Escalated	\$62,759,198
Equipment			
Equipment	\$415,000		
Sales Tax	\$34,030		
Non-Taxable Items	\$0		
Equipment Subtotal	\$449,030	Equipment Subtotal Escalated	\$481,047
Artwork			
Artwork Subtotal	\$373,134	Artwork Subtotal Escalated	\$373,134
Agency Project Administration			
Agency Project Administration Subtotal	\$2,920,280		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$2,920,280	Project Administration Subtotal Escalated	\$3,128,496
Other Costs			
Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0
Project Cost Estimate			
Total Project	\$70,327,290	Total Project Escalated	\$75,000,031
		Rounded Escalated Total	\$75,000,000



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Funding Summary

			Current Biennium		
	Project Cost (Escalated)	Funded in Prior Biennia	2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$8,258,156		\$4,500,000	\$3,758,156	\$0
Construction					
Construction Subtotal	\$62,759,198		\$9,900,000	\$52,859,198	\$0
Equipment					
Equipment Subtotal	\$481,047		\$100,000	\$381,047	\$0
Artwork					
Artwork Subtotal	\$373,134			\$373,134	\$0
Agency Project Administration					
Project Administration Subtotal	\$3,128,496		\$500,000	\$2,628,496	\$0
Other Costs					
Other Costs Subtotal	\$0				\$0
Project Cost Estimate					
Total Project	\$75,000,031	\$0	\$15,000,000	\$60,000,031	\$0
	\$75,000,000	\$0	\$15,000,000	\$60,000,000	\$0
Percentage requested as a new appropriation			20%		

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

This requested appropriation would fund design for renovations to the Fulmer Lab building and design and construction for minor renovations in the Fulmer Annex and Fulmer Synthesis buildings to enable moves from Fulmer Lab in preparation for that building's major renovation in 29-31.

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

no previous appropriations (pre-design was accomplished within Pullman Sciences Building project)

What is planned with a future appropriation?

The 29-31 appropriation request would be to complete the major renovation of the Fulmer Lab building.



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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	1.0281	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$4,007,740			
Sales tax on DB design	\$328,635			
Sub TOTAL	\$4,336,374	1.0401	\$4,510,264	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	\$1,800,579			
Sales tax on DB design	\$147,647			
Sub TOTAL	\$1,948,226	1.0713	\$2,087,135	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$530,000	1.0401	\$551,253	12%
Construction Phase	\$322,000	1.0713	\$344,959	17%
Sales tax on consultant services (where services are taxable)		1.0713	\$0	
Sub TOTAL	\$852,000	1.0401	\$896,212	
5) Design Services Contingency				
Consultant Contingency	\$713,660			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$713,660	1.0713	\$764,545	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$7,850,261		\$8,258,156	
Consultant Services Cost Per SF	\$127		\$134	
Consultant Services % Of Const	13%		13%	



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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities				
Sub TOTAL	\$0	1.0549	\$0	Escalated to Start Const.
	\$0 per Site SF		NA per Site SF	
2) Related Project Costs				
Enabling renovations Syn/Annex	\$9,195,000			
Sub TOTAL	\$9,195,000	1.0549	\$9,699,806	Escalated to Start Const.
	\$149 per GSF		\$158 per GSF	
3) Facility Construction				
Direct Construction Cost	\$40,153,500			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	\$40,153,500	1.0713	\$43,016,445	Escalated to Mid-Const.
	\$652 per GSF		\$699 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$49,348,500		\$52,716,251	
	\$801 per GSF		\$856 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$49,348,500		\$52,716,251	
	\$801 per GSF		\$856 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$4,934,850			Calculated
Other				
Sub TOTAL	\$4,934,850	1.0713	\$5,286,705	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0713	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$4,451,235		\$4,756,242	
CONSTRUCTION CONTRACTS TOTAL				
	\$58,734,585		\$62,759,198	
Construction Contracts Cost Per SF	\$954		\$1,019	



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Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$315,000			\$300,000
Furnishings	\$100,000			
Sub TOTAL	\$415,000	1.0713	\$444,590	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0713	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$34,030		\$36,457	
EQUIPMENT TOTAL	\$449,030		\$481,047	

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	\$373,134			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$373,134	NA	\$373,134	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$2,920,280			Calculated
Additional Services				
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$2,920,280	1.0713	\$3,128,496	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
OTHER COSTS TOTAL	\$0	1.0549	\$0	Escalated to Start Const.



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Fulmer Hall – Lab Building photos:





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Fulmer Complex Renovations
40000348



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Fulmer Complex Renovations
40000348



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365 - Washington State University Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 11:47AM

Project Number: 40000372

Project Title: Puyallup Washington Animal Disease Diagnostic Lab Facility

Description

Starting Fiscal Year: 2026

Project Class: Program Improvement (State-Owned)

Agency Priority: 4

Project Summary

Washington State University requests \$20 million in the 2027-29 capital budget for the construction of a new Puyallup satellite of the Washington Animal Disease Diagnostic Laboratory, currently housed in a 70-year-old facility no longer suited for long-term accreditation. The lab is heavily relied upon for round the clock and timely state and national disease surveillance related to food production and public health. This proposed new facility will house activities that protect Washington agriculture, food safety, and trade, plus encourage educational training and outreach, and include a partnership with aquatic animal disease research.

Project Description

Reappropriation Requested

The Puyallup Washington Animal Disease Diagnostic Lab Facility received funding in the 2025-27 biennium for pre-design and design. Pre-design is complete and design is well underway with the selected Design-Build team. Completion of the design has been scheduled to allow for a seamless transition between the 2025-27 and 2027-29 biennia. This plan will require a small reappropriation to ensure a smooth transition between the funding cycles. The reappropriated amount is anticipated to be less than \$500,000 and will be fully expended before allocation of any new appropriations.

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 is for funding to construct a new 10,800 square-foot facility for the existing WADDL-Puyallup program currently housed in a 70-year-old building. This has been reduced from a 14,000-square-foot project originally envisioned to fit within the original \$20 million cost estimate. WADDL provides fee-for-service testing services and disease surveillance for Washington agriculture, food safety, and trade. The lab's physical footprint includes a large, modern Biosafety Level 3 lab in Pullman and a small Biosafety Level 2 lab at WSU's Puyallup Research and Extension Center. Together, the two diagnostic labs perform upwards of 300,000 tests on animal samples each year to monitor disease outbreaks in order to protect animal agriculture and public health. Collectively, they monitor for a wide array of diseases transmitted from animals to humans that include influenza, tuberculosis, West Nile Virus, bovine spongiform encephalopathy, E. coli, and foot and mouth disease. The Pullman facility has additional responsibilities pertaining to national bioterrorism defense and the Puyallup lab primarily focuses on avian health and food safety testing, though it is expected to take on an increased share of the lab's aquaculture work under the proposed project.

In many states, such labs are housed within the departments of health or agriculture. In Washington, the lab is deliberately housed at WSU and within its College of Veterinary Medicine where an accredited veterinary diagnostic laboratory could be utilized to marry disease surveillance with research efforts to promote safety in humans and in the food supply.

In addition to testing, the program at the Puyallup satellite also provides educational training and outreach within the College of Veterinary Medicine and is poised to collaborate on new Federally funded aquatic animal disease research with WSU's College of Agriculture, Human, and Natural Resource Sciences.

State level clientele for the Puyallup lab's testing services include the Washington State Department of Agriculture, the Department of Health, and the Washington Department of Fish and Wildlife. The proposed project will also support the work of federal units such as the U.S. Department of Agriculture and the U.S. Food and Drug Administration. Washington-based industries reliant on the lab include Wilcox Farms, the Oakdell Egg Farms, the National Food Corporation, Taylor Shellfish, Hama Hama Oyster Company, Troutlodge and Riverence LLC. Other shellfish producers reliant on the lab include regional Native American Tribes including the Stillaguamish and Jamestown S'Klallam Tribe.

These clients rely on WADDL to provide proof of negative testing to assure foreign markets their products are safe and to quickly identify disease so that losses can be curbed during an outbreak. Similarly, public health agencies rely on WADDL testing as part of efforts to identify, monitor and contain an outbreak.



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365 - Washington State University

Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 11:47AM

Project Number: 40000372

Project Title: Puyallup Washington Animal Disease Diagnostic Lab Facility

Description

WADDL-Puyallup also provides unique training for fourth-year veterinary students in the College of Veterinary Medicine to focus on poultry health for both high-level egg laying production facilities as well as backyard flock health. A new facility will allow for additional anatomic pathology or microbiology residents and eventually integration of the food safety components of public health training. In addition, the development of an avian health residency program could be pursued.

Further, a collaboration between the university's College of Veterinary Medicine and College of Agriculture, Human, and Natural Resource Sciences is envisioned that would create a nationally recognized program in aquatic animal disease surveillance with the salmonid and shellfish research programs. With the strong ties that each college has with aquaculture producers, tribal partners, and engagement with state and federal natural resource agencies, the construction of a state-of-the-art testing facility at WADDL-Puyallup will foster research opportunities to enhance salmon, trout, and shellfish production in Washington.

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

A new WADDL-Puyallup facility is necessary for expansion of testing capacity and capabilities in Western Washington, home to multiple points vulnerable to disease introduction. These include the ports of Seattle and Tacoma, the Canadian border crossings, and the overlying Pacific migratory flyway for birds. The lab is the state's first line of defense in quickly identifying diseases allowing for timely response and containment and reducing the loss of animals and the impact to the Washington economy.

This proposed project will construct a new facility for the program which is currently located in a 70-year-old facility with inefficient heating, ventilation, and cooling systems. While it may yet be deemed suitable to house some research or serve basic functions, the existing facility struggles to provide adequate protection required to serve as a Biosafety Level 2 lab.

The existing WADDL-Puyallup facility has inherent biosafety and biosecurity deficiencies, along with failing infrastructure that risk the program's current national and international accreditation status for food safety and animal disease testing. The current facility is in a flood zone that can restrict access to the building and could result in potential biocontainment concerns. To continue as a nationally accredited modern disease testing laboratory and to expand critical service, the program must be supported by a new facility.

The predesign effort has recommended that a new building be constructed on the south portion of the Puyallup campus, outside of the floodplain and away from other biosafety hazards. The recommended size of the new building would greatly improve the ability of the staff to maintain appropriate biosafety standards during testing procedures as well as overall building biosecurity.

Over time, the existing 70-year-old lab building will not be able to sustain accreditation without significant facilities upgrades. While the existing facility has served the state well in that time, not replacing it would threaten the availability of critical animal and zoonotic disease surveillance and weaken defenses for animal agriculture and public health in Washington.

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?

An appropriation of \$3 million was provided in the 2025-27 biennium to fund the predesign and design effort. Design is on-going, and it is anticipated that the building will be ready for construction permits in September 2027. The funds from the previous appropriation are anticipated to be fully expended by the end of the design phase in June 2027. This request would fund the construction of the replacement facility in a new location on campus.

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

While efforts are being made to leverage other funds, non-state funds have not been identified.

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.

Agricultural education and research comprise a pillar upon which the nation's land grant colleges were built. The existence of



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Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 11:47AM

Project Number: 40000372

Project Title: Puyallup Washington Animal Disease Diagnostic Lab Facility

Description

WADDL within the WSU system leverages university research and education in agriculture, veterinary medicine and, more recently, public health, to enhance disease surveillance efforts and build workforce.

The services the lab provides support employment, outreach, and training opportunities to the scientific, tribal, agricultural, and commercial communities of Washington. The testing and research employed within this facility will improve food safety components of public health that impact all communities of the state, particularly those with rural backyard poultry flocks and who rely on subsistence fishing and shellfish harvesting.

Further, this project is in alignment with WSU's broader capital strategy to target resources to existing facilities and infrastructure in greatest disrepair while also advancing priority programming that reflect its land grant mission.

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

This project will bring employment, outreach, and training opportunities to the scientific, tribal, agricultural, and commercial communities of Washington. The diagnostic testing and research employed within this facility will improve food safety components of public health that impact on all communities of the state, particularly those with rural backyard poultry flocks and those who rely on subsistence fishing and shellfish harvesting while also protecting consumers throughout the state and region. Success will be measured by expansion both in volume and scope of diagnostic and food safety testing for the communities described above. Additionally, the expansion of training opportunities for veterinarians and the public will allow rural and economically disadvantaged individuals to pursue agriculture animal and food production.

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

This proposed project will strengthen the total capacity of the two-site WADDL network. Upon completion, both the Pullman main lab and the Puyallup satellite will be positioned geographically, scientifically, and educationally to provide consistent service to a broad array of constituents, including those that rely on WADDL food safety and diagnostic testing, outreach, research and teaching at local, state and national levels to succeed in their respective communities and industries.

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

The predesign evaluated options including renovation and expansion of the existing facility, a new facility at the current location or a new facility on the southern end of the campus. The condition and location of the existing facility made the renovation/expansion option cost prohibitive and inefficient. A new building in the same location would not address the biosafety concerns of the existing floodplain. A new building on the south end of the campus presented as the most cost-efficient solution.

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

WSU is planning to execute this project using Progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU believes that Design-Build project delivery brings value to university projects, transforming the relationship between designers and builders into an alliance that fosters collaboration and teamwork. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions. Design-Build project delivery will be truly integrated (design and construction mutually informing the development of the project) and is paramount to engage the university stakeholders and WADDL diagnosticians in a process that will ensure a site- and campus-specific solution. The Design-Build method has been used for the predesign and design phase of the project currently underway and was integral to leveraging laboratory biosafety design expertise. The result has been an efficient design process and cost integration at an early stage.

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 and Chapter 3 of the capital budget instructions.

Not Applicable. This proposed project is not linked to the Puget Sound Action Agenda or the Governor's Salmon Strategy.

Location

City: Puyallup

County: Pierce

Legislative District: 025

Project Type



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 11:47AM

Project Number: 40000372

Project Title: Puyallup Washington Animal Disease Diagnostic Lab Facility

Description

Major Projects-New Facilities

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: Yes

How does this fit in master plan

go.wsu.edu/DevelopmentPlan

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	23,000,000		3,000,000		20,000,000
	Total	23,000,000	0	3,000,000	0	20,000,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	1.0	1.0	1.0	1.0	1.0
001-1	General Fund-State	108,293	216,586	216,586	216,586	216,586
	Total	108,293	216,586	216,586	216,586	216,586

Narrative

FTE and M&O calculations are based on APPA standards. M&O totals include utilities, building maintenance, custodial & grounds, and operations



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STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Puyallup Washington Animal Disease Diagnostic Lab Facility	
OFM Project Number	40000372	

Contact Information	
Name	Kate Kamerrer
Phone Number	509-335-9314
Email	kamerrer@wsu.edu

Statistics			
Gross Square Feet	10,800 SF	MACC per Gross Square Foot	\$1,369
Usable Square Feet	7,000 SF	Escalated MACC per Gross Square Foot	\$1,439
Total Site Area (SF)	56,600 SF		
Alt Gross Unit of Measure			
Space Efficiency	64.8%	A/E Fee Class	A
Construction Type	Laboratories (Research)	A/E Fee Percentage	9.35%
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	2,711
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	A05189
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	August-25	Predesign End	March-26
Design Start	March-26	Design End	June-27
Construction Start	July-27	Construction End	June-29
Construction Duration	23 Months		

Project Cost Summary			
Total Project	\$21,969,152	Total Project Escalated	\$22,999,807
		Rounded Escalated Total	\$23,000,000
Amount funded in Prior Biennia			\$3,000,000
Amount in current Biennium			\$20,000,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$156,387	
	Construction	\$0	
	Art	\$782	
	Agency PM	\$9,980	
	Total	\$167,149	0.7%



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

Consultant Services			
Predesign Services	\$270,000		
Design Phase Services	\$1,104,718		
Extra Services	\$939,841		
Other Services	\$496,323		
Design Services Contingency	\$140,544		
Consultant Services Subtotal	\$2,951,426	Consultant Services Subtotal Escalated	\$3,001,473

Construction			
Maximum Allowable Construction Cost (MACC)	\$14,785,160	Maximum Allowable Construction Cost (MACC) Escalated	\$15,540,785
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$739,258		\$781,174
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,599,015	Sales Tax Escalated	\$1,681,162
Construction Subtotal	\$17,123,433	Construction Subtotal Escalated	\$18,003,121

Equipment			
Equipment	\$550,000		
Sales Tax	\$56,650		
Non-Taxable Items	\$0		
Equipment Subtotal	\$606,650	Equipment Subtotal Escalated	\$641,048

Artwork			
Artwork Subtotal	\$114,427	Artwork Subtotal Escalated	\$114,427

Agency Project Administration			
Agency Project Administration Subtotal	\$1,173,216		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$1,173,216	Project Administration Subtotal Escalated	\$1,239,738

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

Project Cost Estimate			
Total Project	\$21,969,152	Total Project Escalated	\$22,999,807
		Rounded Escalated Total	\$23,000,000



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Funding Summary

			Current Biennium			
	Project Cost (Escalated)	Funded in Prior Biennia	2027-29	2029-31	Out Years	
Acquisition						
Acquisition Subtotal	\$0				\$0	
Consultant Services						
Consultant Services Subtotal	\$3,001,473	\$2,835,000	\$165,000		\$1,473	
Construction						
Construction Subtotal	\$18,003,121		\$18,006,107		-\$2,987	
Equipment						
Equipment Subtotal	\$641,048		\$639,885		\$1,163	
Artwork						
Artwork Subtotal	\$114,427		\$114,429		-\$2	
Agency Project Administration						
Project Administration Subtotal	\$1,239,738	\$165,000	\$1,074,799		-\$61	
Other Costs						
Other Costs Subtotal	\$0		\$0		\$0	
Project Cost Estimate						
Total Project	\$22,999,807	\$3,000,000	\$20,000,220	\$0	-\$413	
	\$23,000,000	\$3,000,000	\$20,000,000	\$0	\$0	
Percentage requested as a new appropriation			87%			

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

The requested appropriation would be used to construct a new Washington Animal Disease Diagnostic Lab facility in Puyallup.

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

The previous appropriation has been used to complete a pre-design and is being used to complete the design prior to construction.

What is planned with a future appropriation?

No future appropriations are planned.



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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				
Pre-design	\$270,000			
Sub TOTAL	\$270,000	1.0000	\$270,000	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	\$1,001,558			
Sales tax on DB design	\$103,160			
Sub TOTAL	\$1,104,718	1.0038	\$1,108,917	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	\$449,975			
Sales tax on DB design	\$46,347			
Sub TOTAL	\$496,323	1.0567	\$524,465	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$793,319	1.0038	\$796,334	72%
Construction Phase	\$145,022	1.0567	\$153,245	29%
Sales tax on consultant services (where services are taxable)	\$1,500	1.0567	\$1,585	
Sub TOTAL	\$939,841	1.0038	\$949,578	
5) Design Services Contingency				
Consultant Contingency	\$140,544			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$140,544	1.0567	\$148,513	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,951,426		\$3,001,473	
Consultant Services Cost Per SF	\$273		\$278	
Consultant Services % Of Const	17%		17%	

Puyallup Washington Animal Disease Diagnostic Lab Facility
40000372



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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$1,355,000			
Sub TOTAL	\$1,355,000	1.0259	\$1,390,095	Escalated to Start Const.
	\$24 per Site SF		NA per Site SF	
2) Related Project Costs				
Contingency	\$1,329,900			
Sub TOTAL	\$1,329,900	1.0259	\$1,364,345	Escalated to Start Const.
	\$123 per GSF		\$126 per GSF	
3) Facility Construction				
Direct Construction Cost	\$9,111,998			
DB Risk Contingency				
Prime Cont. Field Overhead (GC/GR)	\$2,403,542	26%		
Prime Cont. Fee/Profit	\$584,720	6%		
Sub TOTAL	\$12,100,260	1.0567	\$12,786,345	Escalated to Mid-Const.
	\$1,120 per GSF		\$1,184 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$14,785,160		\$15,540,785	
	\$1,369 per GSF		\$1,439 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$14,785,160		\$15,540,785	
	\$1,369 per GSF		\$1,439 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$739,258			Calculated
Other				
Sub TOTAL	\$739,258	1.0567	\$781,174	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0567	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$1,599,015		\$1,681,162	
CONSTRUCTION CONTRACTS TOTAL	\$17,123,433		\$18,003,121	
Construction Contracts Cost Per SF	\$1,586		\$1,667	



Jump to:

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$500,000			
Furnishings	\$50,000			
Sub TOTAL	\$550,000	1.0567	\$581,185	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0567	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$56,650		\$59,863	
EQUIPMENT TOTAL	\$606,650		\$641,048	

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	\$114,427			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$114,427	NA	\$114,427	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$1,173,216			Calculated
Additional Services				
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$1,173,216	1.0567	\$1,239,738	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Historical Mitigation	\$0			
Permitting / Development	\$0			
Other	\$0			
OTHER COSTS TOTAL	\$0	1.0259	\$0	Escalated to Start Const.



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Puyallup WADDL photos:





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365 - Washington State University Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:56PM

Project Number: 40000429

Project Title: Holland Library Steam To Hot Water Conversion

Description

Starting Fiscal Year: 2028

Project Class: Preservation (State-Owned)

Agency Priority: 5

Project Summary

Washington State University requests \$10 million in the 2027-29 capital budget to substantially replace failing steam heating systems with hot water hydronic systems in Holland Library. The existing steam heating systems have created an undue maintenance burden, put library collections at risk, and discouraged optimized use of the facility. Additionally, the steam infrastructure is incompatible with the university's long range decarbonization plan to convert campus heating systems to low temperature hot water.

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 Holland Library Steam to Hot Water project will begin the conversion of Holland Library's heating system from steam to a more energy efficient low temperature hot water system. Due to the complexity of replacing a system in a facility of this size, it is expected a smaller additional investment will be needed at a later time to complete the project. The completed hot water system will address ongoing reliability and efficiency concerns with renewed piping systems, control systems updates, increased user comfort and environmental stability, and enhanced energy performance. The building will also be ready for an eventual connection to the campus low temperature water system.

Holland Library and the connected Terrell Library serve as the principal libraries for the WSU Global, Everett and Pullman campuses. They are located in the core of campus and together house collections in anthropology, architecture, comparative ethnic studies, business, human development, communication, American studies, criminal justice, economic sciences, English language and literature, finance, fine arts, foreign languages and literatures, higher education, history, hospitality, law, music, philosophy, political science, psychology, religion, sociology, sports and leisure, theatre, and women's studies.

In addition to the collections, the system libraries administration office, multiple group study areas, the Center for Digital Scholarship and Curation, Technical Services, and the Student Veterans Center are all located in Holland Library. The library is open to and used by students, faculty, staff, and the public. Annually, the libraries have over 400,000 visitors, book 70,000 hours of group study, and host over 1000 information literacy instruction sections.

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 heating energy delivered by the equipment serving Holland Library's 203,475 SF is currently sourced from steam. Steam and condensate piping are routed to air handlers at the mechanical rooms as well as hundreds of individual radiators mounted under each window. The heating systems and piping are well beyond their intended life, with a large majority dating to the original construction of the building in 1950. As a result, failures are now frequent, especially in the piping systems routed vertically to the radiators. As the piping is largely inaccessible, repairs are time-consuming to evaluate, difficult to accomplish, and costly to execute. Many are encapsulated in asbestos-containing insulation, further complicating any repairs. Without action these systems may degrade to a point where the library's contents are damaged, or the building is simply unusable.

With a conversion to hot water-based heating, deferred maintenance and failed equipment and piping will be replaced with modern, efficient, and less maintenance intensive systems. Additionally, the conversion to hot water aligns with the university's Cougar Energy Initiative, a long-term decarbonization strategy, required for compliance with the Clean Buildings Performance Standard and will be configured to utilize low temperature hot water ultimately produced with heat pumps located at future nodal utility plants. This strategy will lower both the building's energy consumption and its contribution to the campus' greenhouse gas emissions.



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Capital Project Request

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Description

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?

Not Applicable. This proposed project has not received previous appropriations

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

While efforts are being made to leverage other funds, non-state funds have not been identified.

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 conversion of Holland Library from steam to hot water heating is in alignment with and supports WSU's continued commitment to reinvestment in existing facilities and infrastructure while also advancing programmatic priorities. Libraries play a critical role in higher education. They serve as an innovative center of discovery where students, researchers, and the larger community may find the tools and resources they need to be successful and as such they are central to student success, research, and community engagement.

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?

As a land grant college, WSU was founded to champion underserved populations. WSU continues to address this objective with a statewide system of six campuses and satellite locations, as well as financial aid packaging designed to reach underserved and diverse populations. Students of color make up 37.7 percent of WSU's student body while first generation college students make up 34.9 percent of all undergraduates.

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

The renewal of Holland Library offers several unique opportunities. Holland is a prominent and historically significant building in WSU's portfolio, with over 200,000 square feet located in the campus core. Failing systems and deferred maintenance needs are beginning to impact utilization and endanger the collections. Replacing the heating system will not only protect the existing functionality but also build a platform for maximizing the facility's benefit to campus.

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

Making piecemeal repairs to failing steam systems in Holland Library is no longer practical given the advanced deterioration. Those reactive repairs to the steam systems are also disruptive to the existing functionality of the building. Alternatively, a total renovation of the building would be challenging due to the size of the building. Replacing the heating system to address the immediate need and to set the stage for future efforts has been deemed the most viable approach.

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

WSU is planning to execute this project using Progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU believes that Design-Build project delivery brings value to university projects, transforming the relationship between designers and builders into an alliance that fosters collaboration and teamwork. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions. Design-Build project delivery will be truly integrated (design and construction mutually informing the development of the project) and is paramount to engage the university stakeholders in a process that will ensure a site- and campus-specific solution.

10. If this project is linked to the Puget Sound Action Agenda and/or the Governor's Salmon Strategy, please follow the



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

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Project Title: Holland Library Steam To Hot Water Conversion

Description

instructions in Chapter 14 of the operating budget instructions and Chapter 3 of the capital budget instructions.
Not Applicable. This proposed project is not linked to the Puget Sound Action Agenda.

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

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	10,000,000				10,000,000
	Total	10,000,000	0	0	0	10,000,000
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

This is a renovation project.



Jump to:

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Holland Library Steam to Hot Water Conversion	
OFM Project Number	40000429	

Contact Information	
Name	Kate Kamerrer
Phone Number	(509)335-9314
Email	kamerrer@wsu.edu

Statistics	
Gross Square Feet	MACC per Gross Square Foot
Usable Square Feet	Escalated MACC per Gross Square Foot
Total Site Area (SF)	
Alt Gross Unit of Measure	
Space Efficiency	A/E Fee Class
Construction Type	A/E Fee Percentage
Remodel	Projected Life of Asset (Years)

Additional Project Details	
Procurement Approach	DB-Progressive
Inflation Rate	3.13%
Sales Tax Rate %	8.20%
Contingency Rate	10%
Base Month (Estimate Date)	September-26
Project Administered By	Agency

Schedule	
Predesign Start	Predesign End
Design Start	Design End
Construction Start	Construction End
Construction Duration	

Project Cost Summary	
Total Project	\$9,413,682
Total Project Escalated	\$10,000,311
Rounded Escalated Total	\$10,000,000
Amount funded in Prior Biennia	\$0
Amount in current Biennium	\$10,000,000
Next Biennium	\$0
Out Years	\$0

Procurement Approach Premium (escalated)	
Selected Procurement	DB-Progressive
Design Fee	\$140,911
Construction	\$0
Art	\$705
Agency PM	\$9,531
Total	\$151,147
	1.5%



Jump to:

Acquisition			
Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$668,138		
Extra Services	\$0		
Other Services	\$300,178		
Design Services Contingency	\$111,832		
Consultant Services Subtotal	\$1,080,148	Consultant Services Subtotal Escalated	\$1,130,515
Construction			
Maximum Allowable Construction Cost (MACC)	\$6,391,000	Maximum Allowable Construction Cost (MACC) Escalated	\$6,806,415
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$639,100		\$680,642
Non-Taxable Items	\$0		\$0
Sales Tax	\$576,468	Sales Tax Escalated	\$613,939
Construction Subtotal	\$7,606,568	Construction Subtotal Escalated	\$8,100,996
Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
Equipment Subtotal	\$0	Equipment Subtotal Escalated	\$0
Artwork			
Artwork Subtotal	\$49,753	Artwork Subtotal Escalated	\$49,753
Agency Project Administration			
Agency Project Administration Subtotal	\$552,213		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$30,000		
Project Administration Subtotal	\$582,213	Project Administration Subtotal Escalated	\$620,058
Other Costs			
Other Costs Subtotal	\$95,000	Other Costs Subtotal Escalated	\$98,990
Project Cost Estimate			
Total Project	\$9,413,682	Total Project Escalated	\$10,000,311
		Rounded Escalated Total	\$10,000,000



Jump to:

Funding Summary

		Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		
				2027-29	2029-31	Out Years
Acquisition						
Acquisition Subtotal		\$0				\$0
Consultant Services						
Consultant Services Subtotal		\$1,130,515		\$1,130,515		\$0
Construction						
Construction Subtotal		\$8,100,996		\$8,100,996		\$0
Equipment						
Equipment Subtotal		\$0		\$0		\$0
Artwork						
Artwork Subtotal		\$49,753		\$49,753		\$0
Agency Project Administration						
Project Administration Subtotal		\$620,058		\$620,057		\$1
Other Costs						
Other Costs Subtotal		\$98,990		\$98,990		\$0
Project Cost Estimate						
Total Project		\$10,000,311	\$0	\$10,000,311	\$0	\$0
		\$10,000,000	\$0	\$10,000,000	\$0	\$0
Percentage requested as a new appropriation				100%		

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

This requested appropriation would be used to substantially replace failing steam heating systems in Holland Library with hot water hydronic systems.

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

No previous appropriations

What is planned with a future appropriation?



Jump to:

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	1.0313	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$0			
A/E Basic Design Services - owner	\$617,503			
A/E Basic Design Services - DB entity	\$50,635			
Sales tax on DB design				
Sub TOTAL	\$668,138	1.0353	\$691,724	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	\$277,429			
Sales tax on DB design	\$22,749			
Sub TOTAL	\$300,178	1.0650	\$319,690	Escalated to Mid-Const.
4) Additional Consultant Services				
	\$0	1.0353	\$0	0%
		1.0650	\$0	0%
Sales tax on consultant services (where services are taxable)		1.0650	\$0	
Sub TOTAL	\$0	1.0353	\$0	
5) Design Services Contingency				
Consultant Contingency	\$96,832			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency	\$15,000			
Sub TOTAL	\$111,832	1.0650	\$119,101	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,080,148		\$1,130,515	
Consultant Services Cost Per SF	NA		NA	
Consultant Services % Of Const	14%		14%	



Jump to:

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$0			
Sub TOTAL	\$0	1.0420	\$0	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0420	\$0	Escalated to Start Const.
	NA per GSF	NA	per GSF	
3) Facility Construction				
Direct Construction Cost	\$6,391,000			
Prime Cont. Field Overhead (GC/GR)		0%		
Prime Cont. Fee/Profit		0%		
Sub TOTAL	\$6,391,000	1.0650	\$6,806,415	Escalated to Mid-Const.
	NA per GSF	NA	per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$6,391,000		\$6,806,415	
	NA per 0		NA per 0	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$6,391,000		\$6,806,415	
	NA per 0		NA per 0	
7) Owner Construction Contingency				
Allowance for Change Orders	\$639,100			Calculated
Other				
Sub TOTAL	\$639,100	1.0650	\$680,642	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0650	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$576,468		\$613,939	
CONSTRUCTION CONTRACTS TOTAL	\$7,606,568		\$8,100,996	
Construction Contracts Cost Per SF	NA		NA	



Jump to:

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				
Furnishings				
Sub TOTAL	\$0	1.0650	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0650	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
	\$0		\$0	

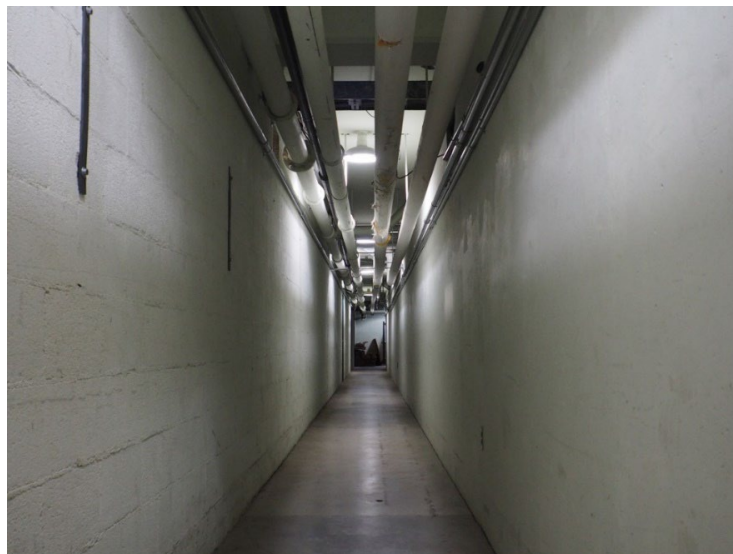
Artwork				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Artwork				
Project Artwork	\$0			0.5% of total project cost for new construction
Higher Ed Artwork	\$49,753			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$49,753	NA	\$49,753	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$552,213			Calculated
Additional Services				
Agency Construction Management	\$30,000			
Subtotal of Other	\$30,000			
PROJECT MANAGEMENT TOTAL	\$582,213	1.0650	\$620,058	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Facilities Work Orders	\$30,000			
Other	\$50,000			
Builder's Risk Insurance	\$15,000			
OTHER COSTS TOTAL	\$95,000	1.0420	\$98,990	Escalated to Start Const.



Jump to:



Holland Library Steam-To-Hot Water Conversion - 40000429



Jump to:

OFM

**365 - Washington State University
Capital Project Request**

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000430

Project Title: Nuclear Science Center Modernization

Description

Starting Fiscal Year: 2028

Project Class: Program Improvement (State-Owned)

Agency Priority: 6

Project Summary

Washington State University requests \$10 million in the 2027-29 capital budget to replace core infrastructure at the Nuclear Science Center, a 1-megawatt teaching, research and isotope producing nuclear reactor, the only such reactor in Washington. Aging infrastructure across core building systems including roofing, HVAC, compressed air, and utility services is threatening system reliability. Many of these systems are at or beyond their expected service life and currently support both general building operations and sensitive reactor systems without adequate separation or redundancy.

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 produce the design and construction associated with modernization efforts at the center. These renewal and replacement activities focus on traditional building and utility systems. The proposed project includes replacement of the existing roof, upgrades to HVAC infrastructure, installation of a dedicated water supply system for reactor operations, modernization of compressed air systems, and evaluation and targeted renewal of the facility's waste handling systems, all needed to enhance operations of the center. This investment will also enable WSU to most effectively utilize a new federally-funded 5,000 square foot hot cell facility being added-on to the structure to bolster research activity.

WSU's Nuclear Science Center not only houses research activity but offers nuclear science certificates at the graduate and undergraduate levels and prepares students to sit for licensing exams to become a reactor operator. The center also provides fee-based services for clients including federal defense agencies and the national lab system. Activities include neutron activation analysis, isotope production, materials testing, radiation detection training, and reactor operations instruction. The proposed project will directly benefit undergraduate and graduate students, faculty researchers, and staff, as well as external users such as regional industry and government partners.

By improving reliability and separating critical reactor systems from general building systems, the project will reduce downtime, strengthen operational resilience, and ensure continuity of these highly specialized programs. It will also improve working and learning conditions and sustain long-term use of this unique facility.

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 Nuclear Science Center was originally constructed in 1958 with a major addition and remodel added in 1968. Since then, there have been no major renovation projects and thus, the facility is now experiencing aging infrastructure and system reliability challenges across core building systems, including roofing, HVAC, compressed air, and utility services. Many of these systems are at or beyond their expected service life and currently support both general building operations and sensitive reactor systems without adequate separation or redundancy.

The facility supports continuous and precision-dependent activities, such as reactor operations, radiation measurements, and research experiments, where even minor environmental or utility disruptions can halt work, disrupt experiments, and delay instruction. Aging HVAC systems affect temperature control, air quality, and system stability, which are critical in nuclear science environments.

Without this investment, the facility will face increasing system failures, higher emergency repair costs, and greater risk of unplanned outages, potentially interrupting instruction, delaying research, and impacting external partnerships. In the worst case, prolonged system failures could limit or suspend reactor operations.



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OFM

365 - Washington State University Capital Project Request

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000430

Project Title: Nuclear Science Center Modernization

Description

WSU has prioritized this project because it addresses these risks proactively, improves system reliability, and separates reactor-dependent systems from general building systems, an important step in aligning with best practices for nuclear facilities.

This proposed project is included in the university's Facility Development Plan which incorporates the university priorities of energy efficiency improvement, carbon reduction and water savings. HVAC and system upgrades will improve energy efficiency and support compliance with Washington's Clean Buildings Performance standards through improved controls, metering, and performance.

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?

Not Applicable. This proposed project has not received previous appropriations.

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

While efforts are being made to leverage other funds, non-state funds have not been identified.

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 Nuclear Science Center is a unique and highly specialized asset within WSU's academic and research portfolio. It supports the university's mission as a land-grant institution by providing hands-on education, workforce development, and applied research in nuclear science and engineering.

The WSU research reactor and associated labs support student training in reactor operations and radiation science as well as faculty-led research in nuclear materials, environmental science, and health physics, and it provides analytical services such as neutron activation analysis used by internal and external partners. These capabilities are not widely available elsewhere in the region, making the facility critical for STEM education, research competitiveness, and workforce development in nuclear-related fields.

This project aligns with the university's goals by ensuring that critical infrastructure remains safe, reliable, and capable of supporting advanced instruction and research. By addressing deferred maintenance and improving system performance, the project reduces operational risk and supports consistent program delivery. It also helps preserve a long-lived state asset and reduces future maintenance costs.

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

This proposed project supports equitable access to high-quality, specialized STEM education and research opportunities in Eastern Washington. The Nuclear Science Center provides unique hands-on learning experiences that attract and serve students from across the state, including those from rural and historically underserved communities who may have limited access to similar facilities elsewhere.

By maintaining safe and reliable operations, the project ensures continued access to programs that prepare students from an array of academic programs that include non-STEM disciplines for careers in energy, healthcare, national security, and



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OFM

365 - Washington State University Capital Project Request

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000430

Project Title: Nuclear Science Center Modernization

Description

environmental science—fields that are critical to both the state and national economy.

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

WSU, like many universities throughout the country, has a significant deferred maintenance backlog and is striving to improve student enrollment and retention, faculty recruitment and retention, and research growth through programmatic improvements. The capital needs of the university are significant and addressing deferred maintenance in the Nuclear Science Center reduces risk and enables research and teaching outcomes simultaneously. However, WSU recognizes the limit to funds available in any given biennium and works diligently to prioritize needs and respectfully make reasonable requests for funding.

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

WSU evaluated several viable alternatives to address the aging infrastructure and operational challenges within the Nuclear Science Center. One option considered was a comprehensive renovation of the entire facility. While this approach would allow for complete modernization of building systems and optimal separation of critical reactor infrastructure, it is not feasible due to its high cost, estimated to exceed \$60 million, and the significant constraints associated with maintaining safe and continuous operation of the existing research reactor during construction. The level of disruption and complexity associated with such an approach would introduce substantial risk to ongoing instruction, research, and reactor operations.

A second alternative considered was to address deficiencies incrementally through a series of smaller, phased minor works projects over time. Although this approach would spread costs across multiple funding cycles, it presents several limitations. Incremental upgrades would be difficult to coordinate around ongoing facility operations. Additionally, this approach would make it challenging to achieve meaningful separation of critical reactor systems from general building infrastructure, as funding constraints in any given biennium would limit the scope and integration of improvements. As a result, this alternative would not fully resolve the underlying system reliability and resilience issues.

The proposed project represents a balanced and strategic approach that targets the most critical building systems within a defined budget of \$10 million. By focusing on renewal and replacement of key infrastructure, including roofing, HVAC, utility systems, and dedicated reactor support systems, this approach maximizes impact while minimizing disruption to ongoing operations. It allows for planned, coordinated construction that improves system reliability, enhances safety, and supports the long-term functionality of the facility without the excessive cost or operational risk associated with a full renovation.

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

WSU is planning to execute this project using Progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU believes that Design-Build project delivery brings value to university projects, transforming the relationship between designers and builders into an alliance that fosters collaboration and teamwork. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions. Design-Build project delivery will be truly integrated (design and construction mutually informing the development of the project) and is paramount to engage the university stakeholders in a process that will ensure a site- and campus-specific solution.

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 and Chapter 3 of the capital budget instructions.

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

Location

City: Pullman

County: Whitman

Legislative District: 009



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OFM

365 - Washington State University
Capital Project Request

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000430

Project Title: Nuclear Science Center Modernization

Description

Project Type

Major Projects-Remodel/Renovation

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: No

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	10,000,000				10,000,000
	Total	10,000,000	0	0	0	10,000,000

Future Fiscal Periods

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

Operating Impacts

No Operating Impact

Narrative

This is a renovation project.



Jump to:

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Nuclear Science Center Modernization	
OFM Project Number	40000430	

Contact Information		
Name	Kate Kamerrer	
Phone Number	509-335-9314	
Email	kamerrer@wsu.edu	

Statistics			
Gross Square Feet	24,132 SF	MACC per Gross Square Foot	\$258
Usable Square Feet	13,042 SF	Escalated MACC per Gross Square Foot	\$274
Total Site Area (SF)			
Alt Gross Unit of Measure			
Space Efficiency	54.0%	A/E Fee Class	A
Construction Type	Research Facilities	A/E Fee Percentage	13.31%
Remodel	Yes	Projected Life of Asset (Years)	varies
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	3,812
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	
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		Predesign End	
Design Start	July-27	Design End	February-28
Construction Start	December-27	Construction End	May-29
Construction Duration	18 Months		

Project Cost Summary			
Total Project	\$9,431,384	Total Project Escalated	\$10,000,200
		Rounded Escalated Total	\$10,000,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$10,000,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$79,408	
	Construction	\$0	
	Art	\$397	
	Agency PM	\$5,834	
	Total	\$85,639	0.9%



Jump to:

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$681,309		
Extra Services	\$100,000		
Other Services	\$306,095		
Design Services Contingency	\$108,740		
Consultant Services Subtotal	\$1,196,145	Consultant Services Subtotal Escalated	\$1,252,184

Construction			
Maximum Allowable Construction Cost (MACC)	\$6,233,000	Maximum Allowable Construction Cost (MACC) Escalated	\$6,623,956
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$623,300		\$662,880
Non-Taxable Items	\$0		\$0
Sales Tax	\$562,217	Sales Tax Escalated	\$597,521
Construction Subtotal	\$7,418,517	Construction Subtotal Escalated	\$7,884,357

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

Artwork			
Artwork Subtotal	\$49,752	Artwork Subtotal Escalated	\$49,752

Agency Project Administration			
Agency Project Administration Subtotal	\$593,970		
DES Additional Services Subtotal	\$100,000		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$693,970	Project Administration Subtotal Escalated	\$738,038

Other Costs			
Other Costs Subtotal	\$73,000	Other Costs Subtotal Escalated	\$75,869

Project Cost Estimate			
Total Project	\$9,431,384	Total Project Escalated	\$10,000,200
		Rounded Escalated Total	\$10,000,000



Jump to:

Funding Summary

			Current Biennium		
	Project Cost (Escalated)	Funded in Prior Biennia	2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$1,252,184		\$1,252,184		\$0
Construction					
Construction Subtotal	\$7,884,357		\$7,884,357		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$49,752		\$49,752		\$0
Agency Project Administration					
Project Administration Subtotal	\$738,038		\$738,038		\$0
Other Costs					
Other Costs Subtotal	\$75,869		\$75,869		\$0
Project Cost Estimate					
Total Project	\$10,000,200	\$0	\$10,000,200	\$0	\$0
	\$10,000,000	\$0	\$10,000,000	\$0	\$0
Percentage requested as a new appropriation			100%		

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

This requested appropriation would produce the design and construction associated with modernization efforts at the Nuclear Science Center. Specifically, the renewal/modernization efforts will include replacement of the existing roof, upgrades to HVAC infrastructure, installation of a dedicated water supply system for reactor operations, upgrades to the compressed air systems, and renewal of waste handling systems.

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

No prior appropriations.

What is planned with a future appropriation?

No future appropriations planned at this time.



Jump to:

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	1.0259	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$629,676			
Sales tax on DB design	\$51,633			
Sub TOTAL	\$681,309	1.0353	\$705,360	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	\$282,898			
Sales tax on DB design	\$23,198			
Sub TOTAL	\$306,095	1.0635	\$325,533	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$25,000	1.0353	\$25,883	4%
Construction Phase	\$75,000	1.0635	\$79,763	25%
Sales tax on consultant services (where services are taxable)		1.0635	\$0	
Sub TOTAL	\$100,000	1.0353	\$105,645	
5) Design Services Contingency				
Consultant Contingency	\$108,740			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$108,740	1.0635	\$115,646	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,196,145		\$1,252,184	
Consultant Services Cost Per SF	\$50		\$52	
Consultant Services % Of Const	16%		16%	



Jump to:

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$200,000			
Sub TOTAL	\$200,000	1.0393	\$207,860	Escalated to Start Const.
	NA per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0393	\$0	Escalated to Start Const.
	\$0 per GSF		\$0 per GSF	
3) Facility Construction				
Direct Construction Cost	\$4,893,000			
Prime Cont. Field Overhead (GC/GR)	\$900,000	18%		
Prime Cont. Fee/Profit	\$240,000	5%		
Sub TOTAL	\$6,033,000	1.0635	\$6,416,096	Escalated to Mid-Const.
	\$250 per GSF		\$266 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$6,233,000		\$6,623,956	
	\$258 per GSF		\$274 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$6,233,000		\$6,623,956	
	\$258 per GSF		\$274 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$623,300			Calculated
Other				
Sub TOTAL	\$623,300	1.0635	\$662,880	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0635	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$562,217		\$597,521	
CONSTRUCTION CONTRACTS TOTAL	\$7,418,517		\$7,884,357	
Construction Contracts Cost Per SF	\$307		\$327	



Jump to:

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				Included in cost of work
Furnishings				
Sub TOTAL	\$0	1.0635	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0635	\$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	\$49,752			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$49,752	NA	\$49,752	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$593,970			Calculated
Additional Services	\$100,000			Construction Management
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$693,970	1.0635	\$738,038	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
	\$73,000			Misc. / Permitting
OTHER COSTS TOTAL	\$73,000	1.0393	\$75,869	Escalated to Start Const.



Jump to:

Aging Air Handling Equipment:





Jump to:

Aging Boiler:



Existing Hot Waste Tank:



Nuclear Science Center Modernization
40000430



Jump to:

OFM

365 - Washington State University Capital Project Request

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000431

Project Title: Chemistry and Interdisciplinary Research and Education Building

Description

Starting Fiscal Year: 2028

Project Class: Program Improvement (State-Owned)

Agency Priority: 7

Project Summary

Washington State University requests \$500,000 in the 2027-29 capital budget for the predesign of a new chemistry and interdisciplinary research and education building that will be the next phase of the science corridor modernization plan in the core of the Pullman campus. This new building will replace obsolete facilities, eliminating significant deferred maintenance, and will provide modern, flexible laboratory space to maintain productivity in chemistry and other STEM research, faculty recruitment, student training, and STEM work force development.

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 fund the predesign of a new chemistry and interdisciplinary research and education building on the Pullman campus of Washington State University to replace aging facilities that no longer meet the needs of modern teaching and research. The facility will be designed to support chemistry and interdisciplinary research and collaboration with faculty and students from fields such as engineering, agriculture, biological sciences, environmental science, health sciences, and materials science.

The new research and teaching facility will replace existing outdated labs with a modular research center containing modern flexible chemistry and STEM research laboratories, research support spaces, faculty and graduate student offices, collaboration and meeting spaces, shared instrumentation and support facilities, and building support systems including mechanical, electrical, telecommunications, and loading facilities. This new building will provide modern laboratory infrastructure capable of supporting highly competitive research programs that have generated more than \$50 million in grants, and which have substantially advanced nuclear chemistry science and physical and life science more broadly over the past decade.

Chemistry is foundational to many of the technologies and discoveries that improve everyday life, including clean energy, advanced materials, agriculture, environmental protection, health care, and sustainable manufacturing. By creating a modern research environment anchored in chemistry while enabling collaboration across multiple disciplines, the facility will help accelerate scientific discoveries that address Washington's economic, environmental, and public health priorities.

The primary beneficiaries of this investment include WSU students, faculty, researchers, and staff, Washington employers, communities, and industries that rely on research, innovation, and a highly skilled STEM workforce. Although the building will serve as the home for chemistry and related fields, its shared laboratories and collaborative spaces will support research teams whose work spans multiple scientific disciplines, maximizing the value of the state's investment.

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 facilities in WSU's science corridor represent over \$150 million in deferred maintenance. The science corridor includes Abelson Hall, Eastlick Hall, Webster Hall, and the Fulmer Complex, which consists of the connected Fulmer Lab building, the Fulmer Annex building and the Fulmer Synthesis building — aging facilities that significantly constrain research and instructional activities. Recent improvements to Abelson Hall and Eastlick Hall along with the proposed construction of a new integrated science building have and will continue to make improvements, but the needs are substantial. The chemistry and interdisciplinary research and education building will replace two buildings within the Fulmer Complex — Fulmer Annex and Fulmer Synthesis — whose structural deficiencies make renovation impractical. The Fulmer Complex currently contains most of the chemistry instructional labs and research labs on the Pullman campus. The complex is not energy efficient and maintaining and operating this facility is costly. The buildings in this complex have small, individualized laboratory spaces with limited visibility, antiquated fume hoods and air handling systems, and they lack appropriate ADA accessibility. During the



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365 - Washington State University Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000431

Project Title: Chemistry and Interdisciplinary Research and Education Building

Description

predesign of the integrated science building, Fulmer Annex and Fulmer Synthesis were identified as facilities that should be replaced by a new, modern research building.

This request is a priority because scientific infrastructure is foundational to nearly every aspect of WSU's mission. Modern facilities are essential to recruiting and retaining outstanding faculty, expanding federally funded research, strengthening industry partnerships, maintaining STEM student enrollment, improving student retention and success, and preparing graduates for high-demand careers. The project directly supports Washington State University's long-term strategic priorities, including research innovation, workforce-aligned education, interdisciplinary collaboration, and economic development across the state.

This project will expand research capacity that addresses critical public challenges and enhance WSU's ability to translate scientific discovery into economic development, innovation, and community impact throughout Washington. Not acting will reduce WSU's competitiveness for faculty recruitment, federal research funding, and industry investment while limiting its ability to educate the workforce needed to support Washington's innovation economy. Delaying investment also increases long-term maintenance costs.

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?

Not Applicable. This proposed project does not include a reappropriation request.

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

WSU has had mixed results in securing donor support for state-funded capital projects, with some effectively capturing donor imagination and luring large contributions while others have not lured any at all. The predesign request does not include donor funding for this phase, but the implementation of the program recommendations will include having donor conversations to gauge donor interest in financially supporting the construction project.

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

This proposed project is included in the university's 10-year capital plan which is focused on identifying and prioritizing capital projects that balance stewardship and renewal within a framework for responsible growth. The proposed chemistry and interdisciplinary research and education building is in alignment with and supports WSU's continued commitment to reinvestment in existing facilities and infrastructure while also advancing program priorities. This project will contribute directly to a reduction in the deferred maintenance backlog through the replacement of existing facilities.

Science disciplines supported throughout the WSU Pullman science corridor—including chemistry, physics, environmental science, sustainability, energy and nuclear research, and foundational STEM education—are central to WSU's research enterprise and will address many of Washington's highest-priority economic and societal needs. The project will strengthen the university's capacity to conduct interdisciplinary research in emerging fields such as artificial intelligence-enabled scientific discovery, advanced materials, water systems, environmental resilience, and clean energy technologies while preparing graduates for careers in high-demand STEM industries and national labs.

This investment will improve agency performance by increasing WSU's ability to recruit and retain outstanding faculty, expand sponsored research, strengthen partnerships with industry and federal agencies, improve graduate student recruitment and retention in STEM disciplines, and produce workforce-ready graduates for Washington's innovation economy. By aligning physical infrastructure with institutional strategy, the project enhances the university's capacity to deliver on its mission while positioning WSU as a nationally competitive public research university serving the needs of Washington for decades to come.



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365 - Washington State University Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000431

Project Title: Chemistry and Interdisciplinary Research and Education Building

Description

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?

As a land grant college, WSU was founded to champion underserved populations. WSU continues to address this objective with a statewide system of six campuses and satellite locations, as well as financial aid packaging designed to reach underserved and diverse populations. Students of color make up 37.7 percent of WSU's student body, 34.9 percent of undergraduates are first generation college students, and 85.8 percent of undergraduates are Washington residents.

National research demonstrates that students from marginalized and first-generation backgrounds are less likely to complete STEM degrees due to persistent opportunity gaps, including unequal access to research experiences, modern laboratory facilities, mentoring, and collaborative learning environments. The existing chemistry research labs located in the Fulmer Complex are isolated spaces that have long passed their useful life, containing outdated infrastructure and technology, making state-of-the-art science challenging. Those buildings discourage future STEM student engagement and make faculty recruitment and retention challenging. This project will strengthen student/faculty recruitment and retention by providing modern, safe, technologically advanced space for all students in Washington interested in a wide range of science programs.

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

Through a phased approach, WSU is modernizing science infrastructure to create an integrated ecosystem that supports student success, interdisciplinary research, faculty excellence, and partnerships with industry and federal agencies. Each phase builds upon prior state investments, maximizing their value while creating a cohesive vision for the future of science education and discovery on the Pullman campus. WSU has successfully completed multiple facility upgrades as part of this science corridor modernization plan over multiple funding cycles including renovating existing facilities, removing outdated facilities and, if funded, the construction of an integrated science building to replace Heald Hall.

This predesign request represents the critical next step in that long-term plan. It will provide the planning and analysis necessary to advance the modernization of the Fulmer Complex, reduce deferred maintenance, and improve the functionality and efficiency of existing facilities. Most importantly, it ensures that Washington continues to invest in the scientific infrastructure needed to educate the next generation of STEM professionals, expand research that addresses statewide challenges, and strengthen the state's innovation economy.

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

The proposed predesign is intended to explore alternatives to provide a recommendation for either new construction or a renovation of existing facilities.

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

The requested funding is for a predesign that will eventually lead to a construction project, and WSU would most likely choose to execute this project using progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU believes that Design-Build project delivery brings value to university projects. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative design and construction solutions.

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 and Chapter 3 of the capital budget instructions.

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



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000431

Project Title: Chemistry and Interdisciplinary Research and Education Building

Description

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Major Projects-New Facilities

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: Yes

How does this fit in master plan

go.wsu.edu/DevelopmentPlan

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	80,500,000				500,000
	Total	80,500,000	0	0	0	500,000

Future Fiscal Periods

		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	5,000,000	75,000,000		
	Total	5,000,000	75,000,000	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
FTE	Full Time Employee	3.0	3.0	3.0	3.0	3.0
001-1	General Fund-State	348,084	696,169	696,169	696,169	696,169
	Total	348,084	696,169	696,169	696,169	696,169



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:57PM

Project Number: 40000431

Project Title: Chemistry and Interdisciplinary Research and Education Building

Operating Impacts

Narrative

FTE and M&O calculations are based on APPA standards. M&O totals include utilities, building maintenance, custodial & grounds, and operations.



Jump to:

STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Chemistry and Interdisciplinary Research and Education Building	
OFM Project Number	40000431	

Contact Information	
Name	Kate Kamerrer
Phone Number	509-335-9314
Email	kamerrer@wsu.edu

Statistics			
Gross Square Feet	45,000 SF	MACC per Gross Square Foot	\$1,069
Usable Square Feet	36,000 SF	Escalated MACC per Gross Square Foot	\$1,276
Total Site Area (SF)	45,000 SF		
Alt Gross Unit of Measure			
Space Efficiency	80.0%	A/E Fee Class	A
Construction Type	Laboratories (Research)	A/E Fee Percentage	7.80%
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 %	8.20%	Location Used for Tax Rate	3,812
Contingency Rate	5%	OFM UFI# (from FPMT, if available)	
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	June-28
Design Start	July-29	Design End	June-31
Construction Start	July-31	Construction End	June-33
Construction Duration	23 Months		

Project Cost Summary			
Total Project	\$67,787,737	Total Project Escalated	\$80,500,056
		Rounded Escalated Total	\$80,500,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$500,000
Next Biennium			\$5,000,000
Out Years			\$75,000,000

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$296,972	
	Construction	\$0	
	Art	\$1,485	
	Agency PM	\$14,326	
	Total	\$312,783	0.4%

Chemistry and Interdisciplinary Research and Education Building
40000431



Jump to:

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

Consultant Services			
Predesign Services	\$500,000		
Design Phase Services	\$2,941,590		
Extra Services	\$650,000		
Other Services	\$1,321,584		
Design Services Contingency	\$270,659		
Consultant Services Subtotal	\$5,683,832	Consultant Services Subtotal Escalated	\$6,507,243

Construction			
Maximum Allowable Construction Cost (MACC)	\$48,108,500	Maximum Allowable Construction Cost (MACC) Escalated	\$57,404,988
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$2,405,425		\$2,877,370
Non-Taxable Items	\$0		\$0
Sales Tax	\$4,142,142	Sales Tax Escalated	\$4,943,153
Construction Subtotal	\$54,656,067	Construction Subtotal Escalated	\$65,225,511

Equipment			
Equipment	\$2,300,000		
Sales Tax	\$188,600		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,488,600	Equipment Subtotal Escalated	\$2,976,864

Artwork			
Artwork Subtotal	\$400,498	Artwork Subtotal Escalated	\$400,498

Agency Project Administration			
Agency Project Administration Subtotal	\$2,782,740		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$2,782,740	Project Administration Subtotal Escalated	\$3,328,714

Other Costs			
Other Costs Subtotal	\$1,776,000	Other Costs Subtotal Escalated	\$2,061,226

Project Cost Estimate			
Total Project	\$67,787,737	Total Project Escalated	\$80,500,056
		Rounded Escalated Total	\$80,500,000



Jump to:

Funding Summary

			Current Biennium		
			2027-29	2029-31	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$6,507,243		\$470,000	\$4,650,000	\$1,387,243
Construction					
Construction Subtotal	\$65,225,511				\$65,225,511
Equipment					
Equipment Subtotal	\$2,976,864				\$2,976,864
Artwork					
Artwork Subtotal	\$400,498				\$400,498
Agency Project Administration					
Project Administration Subtotal	\$3,328,714		\$20,000	\$200,000	\$3,108,714
Other Costs					
Other Costs Subtotal	\$2,061,226		\$10,000	\$150,000	\$1,901,226
Project Cost Estimate					
Total Project	\$80,500,056	\$0	\$500,000	\$5,000,000	\$75,000,056
	\$80,500,000	\$0	\$500,000	\$5,000,000	\$75,000,000
Percentage requested as a new appropriation			1%		

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

The requested appropriation would fund a pre-design.

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

No prior appropriations.

What is planned with a future appropriation?

Future requests would include design and construction.



Jump to:

Cost Estimate Details

Acquisition Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
ACQUISITION TOTAL	\$0	NA	\$0	
Note: Additional costs are not escalated by the C-100. Escalation, if any should be included in the base amount				
Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Predesign	\$500,000			
Sub TOTAL	\$500,000	1.0912	\$545,600	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$2,718,659			
Sales tax on DB design	\$222,930			
Sub TOTAL	\$2,941,590	1.1246	\$3,308,112	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	\$1,221,427			
Sales tax on DB design	\$100,157			
Sub TOTAL	\$1,321,584	1.1962	\$1,580,879	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$400,000	1.1246	\$449,840	14%
Construction Phase	\$250,000	1.1962	\$299,050	19%
Sales tax on consultant services (where services are taxable)		1.1962	\$0	
Sub TOTAL	\$650,000	1.1246	\$748,890	
5) Design Services Contingency				
Consultant Contingency	\$270,659			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$270,659	1.1962	\$323,762	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,683,832		\$6,507,243	
Consultant Services Cost Per SF	\$126		\$145	
Consultant Services % Of Const	10%		10%	

Chemistry and Interdisciplinary Research and Education Building
40000431



Jump to:

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$2,400,000			
Sub TOTAL	\$2,400,000	1.1606	\$2,785,440	Escalated to Start Const.
	\$53 per Site SF		NA per Site SF	
2) Related Project Costs				
Insurance / Bond	\$1,600,000			
Sub TOTAL	\$1,600,000	1.1606	\$1,856,960	Escalated to Start Const.
	\$36 per GSF		\$41 per GSF	
3) Facility Construction				
Direct Construction Cost	\$33,108,500			
DB Risk Contingency	\$5,200,000			
Prime Cont. Field Overhead (GC/GR)	\$4,000,000	10%		
Prime Cont. Fee/Profit	\$1,800,000	5%		
Sub TOTAL	\$44,108,500	1.1962	\$52,762,588	Escalated to Mid-Const.
	\$980 per GSF		\$1,173 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$48,108,500		\$57,404,988	
	\$1,069 per GSF		\$1,276 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$48,108,500		\$57,404,988	
	\$1,069 per GSF		\$1,276 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$2,405,425			Calculated
Other				
Sub TOTAL	\$2,405,425	1.1962	\$2,877,370	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.1962	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$4,142,142		\$4,943,153	
CONSTRUCTION CONTRACTS TOTAL	\$54,656,067		\$65,225,511	
Construction Contracts Cost Per SF	\$1,215		\$1,449	



Jump to:

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment	\$1,200,000			
Furnishings	\$1,100,000			
Sub TOTAL	\$2,300,000	1.1962	\$2,751,260	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.1962	\$0	Escalated to Mid-Const.
3) Sales Tax				
Sub TOTAL	\$188,600		\$225,604	
EQUIPMENT TOTAL	\$2,488,600		\$2,976,864	

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	\$400,498			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$400,498	NA	\$400,498	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$2,782,740			Calculated
Additional Services				
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$2,782,740	1.1962	\$3,328,714	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Permitting / Development	\$1,676,000			
Other	\$100,000			
OTHER COSTS TOTAL	\$1,776,000	1.1606	\$2,061,226	Escalated to Start Const.



Jump to:

Fulmer Hall -Annex photos:



Chemistry and Interdisciplinary Research and Education Building
40000431



Jump to:



Chemistry and Interdisciplinary Research and Education Building
40000431



Jump to:

Fulmer Hall – Synthesis Building photos:



Chemistry and Interdisciplinary Research and Education Building
40000431



Jump to:



Chemistry and Interdisciplinary Research and Education Building
40000431



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OFM

**365 - Washington State University
Capital Project Request**

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:59PM

Project Number: 91000037

Project Title: Preventive Facility Maintenance and Building System Repairs

Description

Starting Fiscal Year: 2018

Project Class: Preservation (State-Owned)

Agency Priority: 8

Project Summary

Preventive Facility Maintenance and Building System Repairs for Washington State University. This is the automatic biennial funding transfer from Washington State University's 062 Building Account to support Maintenance and Operations on the Pullman campus.

Project Description

This funding allows WSU to conduct maintenance activities, both routine and preventive, necessary to extend the life of facilities and building systems and to mitigate or decrease deferred maintenance.

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Preservation - Unidentified

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2027-29 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
062-1	WSU Building Account-State	91,035,000	30,345,000	10,115,000		10,115,000
	Total	91,035,000	30,345,000	10,115,000	0	10,115,000

Future Fiscal Periods

	Account Title	2029-31	2031-33	2033-35	2035-37
062-1	WSU Building Account-State	10,115,000	10,115,000	10,115,000	10,115,000
	Total	10,115,000	10,115,000	10,115,000	10,115,000

Operating Impacts

No Operating Impact



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 2:59PM

Project Number: 91000037

Project Title: Preventive Facility Maintenance and Building System Repairs

Operating Impacts

Narrative

If the \$10,115,000 is not funded, it is a direct and immediate budget reduction to the University's Facilities Operations.



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365 - Washington State University Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:05PM

Project Number: 40000377

Project Title: Cougar Energy Initiative

Description

Starting Fiscal Year: 2028

Project Class: Preservation (State-Owned)

Agency Priority: 14

Project Summary

Washington State University requests \$200 million in the 2027-29 capital budget from Climate Commitment Act funds to continue design and construction associated with the university's long-term decarbonization plan, known as the Cougar Energy Initiative. This decarbonization plan was developed during the 2023-25 biennium to meet requirements of the Climate Commitment Act (CCA), House Bill 1390 (HB 1390) and the Clean Buildings Performance Standard (CBPS).

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?

WSU utilized 2023-25 CCA funding to develop the Cougar Energy Initiative, the university's long-term decarbonization plan, and began construction on the first nodal heat pump utility plant. This proposed project includes the design and construction of two energy districts (including finishing the first nodal utility plant already under construction) along with planning and preparation for a third energy district. Each energy district will include a new nodal utility plant, geothermal heat pump technology, electrical service, distribution infrastructure (e.g., piping, pumps, etc.) and approximately 10 building conversions. Each building conversion will replace existing systems so that they can operate with low-temperature hot water and eliminate their dependency on steam and natural gas. Recognizing that this conversion from steam to ground source heat pumps will put a significant burden on the capacity of the local utility, and in an attempt to consider more cost-effective options, design will also begin to explore nuclear (micro-nuclear or small modular reactor) technology as an alternative energy source for the energy districts.

Total cost to complete a single energy district is estimated to range between \$80 million and \$100 million in today's dollars. The Cougar Energy Initiative assumes 10 nodal heat plants will be needed to serve the entire Pullman campus. Funding requests in future biennia will be aimed at completing additional energy districts and developing alternative power sources as outlined in the Cougar Energy Initiative.

WSU students, faculty and staff, and the greater Pullman community will be positively impacted by the completion of each energy district. Additionally, these energy districts and nodal utility plants will serve as working educational tools, research opportunities, and demonstrations of decarbonization technologies. While decarbonization efforts and energy efficiency improvements will eventually reach across the WSU system and will benefit all campuses, all colleges and all organizations, this initial effort is focused on the Pullman campus, a covered entity under the Climate Commitment Act. On the surface, the initiative will reduce the university's carbon footprint and improve energy efficiency, but these strategies will also improve operations, enhance reliability, and reduce deferred maintenance because it will not be possible to achieve the required greenhouse gas reductions and energy efficiency improvements without also addressing aging infrastructure, building systems and controls.

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

2023's House Bill 1390 and the Clean Building Performance Standard are designed to reduce greenhouse gas emissions and improve energy efficiency. The building sector is the state's second-biggest carbon polluter behind transportation. WSU's Cougar Energy Initiative is a system-wide, comprehensive decarbonization and energy management plan that includes long-term strategies for every campus and Research Extension Center (REC) within the university's portfolio. WSU's Pullman campus is the primary greenhouse gas emissions contributor because of its reliance on two natural-gas fired steam plants that heat most buildings on campus. Currently, the two steam plants include five boilers to generate steam distributed to campus through seven miles of aging pipes. The steam system supplies 151 buildings, serving nearly 9 million square feet of conditioned space. Average annual greenhouse gas emissions on the Pullman campus exceed 65,000 metric tons of CO₂e which is well above the state's threshold for a covered entity (25,000 metric tons of CO₂e). As a result, the Cougar Energy



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Project Title: Cougar Energy Initiative

Description

Initiative's top priority is to eliminate the use of natural gas as the primary heating source on the Pullman campus.

WSU, by itself, has no means to raise what is anticipated to exceed \$1.5 billion in investment necessary in today's dollars to gain compliance. Unlike many other covered entities under the CCA, WSU does not offer a product that can be sold at a higher price to recover costs. There is no path to compliance without unprecedented state investment.

Failure to comply with state energy legislation could result in financial penalties that will challenge the university's already difficult fiscal situation. It will also hinder the university's role as a responsible steward of resources and a leader in sustainability initiatives. Additionally, non-compliance could impact WSU's ability to attract funding and partnerships essential for continued growth and innovation in education and research. Prioritizing investments in eliminating fossil fuel use and improving building energy efficiency not only aligns with state mandates but also provides operational resilience and reinforces a commitment to sustainability leadership in higher education.

WSU maintains a comprehensive facility condition assessment and will utilize that data as nodal utility districts are brought online to reduce deferred maintenance and renew outdated systems.

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?

Based on preliminary results from the decarbonization planning effort, WSU predicts the total cost for compliance with the Climate Commitment Act, House Bill 1390 and Clean Building Performance Standard to exceed \$1.5 billion on the Pullman campus in today's dollars. The Cougar Energy Initiative estimates that 10 energy districts of varying size will be necessary to serve the Pullman campus. This proposed project would allow WSU to design and construct the first two energy districts and begin planning for a third. Combined, these measures will move the university towards compliance with the State's energy legislation.

To date, WSU has received and spent the following appropriations related to this effort: \$5 million (CCA Funding) in the 2023-25 Capital Budget, \$10 million in the 2023-25 Capital Budget as part of the new Engineering Student Success Building and Infrastructure project, and \$3 million (CCA Funding) in 2024's Supplemental Capital Budget.

As a result, the first nodal utility plant shell and sitework are complete with one air-source heat pump soon to be installed to serve the Schweitzer Engineering Hall building. Additional funding is required to complete the first energy district to include a second air-source heat pump, two geothermal ground-source heat pumps, distribution infrastructure and approximately 10 building conversions. WSU anticipates that funding requests in future biennia will be aimed at completing additional energy districts and developing alternative power sources as outlined in the Cougar Energy Initiative.

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

While efforts are being made to leverage other funds, non-state funds have not been identified.

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

This proposed project is included in the university's 10-year capital plan and Facility Development Plan which are both focused on identifying and prioritizing capital projects that balance stewardship and renewal within a framework for responsible growth. It is in alignment with and supports WSU's continued commitment to reinvestment in existing facilities and infrastructure while also advancing programmatic priorities. These plans identify important legacy facilities and prioritize space optimization and



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Project Number: 40000377

Project Title: Cougar Energy Initiative

Description

the renovation of existing facilities.

WSU's decarbonization plan provides recommendations and long-term targets that can be used to coordinate with the university's programmatic goals and Facility Development Plan. Utilizing ground source heat pump technology within strategically located nodal heat pump plants is the most feasible decarbonization path for the Pullman campus, allowing phased electrification through close coordination with the local utility provider.

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?

As a land grant college, WSU was founded to champion underserved populations. WSU continues to address this objective with a statewide system of six campuses and satellite locations, as well as financial aid packaging designed to reach underserved and diverse populations. Students of color make up 37.7 percent of WSU's student body, 34.9 percent of undergraduates are first generation college students, and 85.8 percent of undergraduates are Washington residents.

WSU is committed to cultivating an inclusive environment within all university programs and facilities system-wide. This funding will allow the university to make progress towards compliance with the state's new carbon reduction laws and regulations, which will conserve resources, enhance environmental justice by reducing greenhouse gas emissions and increase the useful life of facilities and building systems at each campus across the state. As a result, these improved facilities will support diverse, equitable and inclusive opportunities for all students, faculty and staff.

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

WSU, like many universities throughout the country, has a significant deferred maintenance backlog and is striving to improve student enrollment and retention, faculty recruitment and retention, and research growth through programmatic improvements. The capital needs of the university are significant. However, WSU recognizes the limit to funds available in any given biennium and works diligently to prioritize needs and respectfully make reasonable requests for funding.

While this project is WSU's top priority for Climate Commitment Act funding, if that funding is unavailable, WSU respectfully requests that the prioritization of the submitted 10-year plan is respected when capital funding is considered.

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

The primary goal of the state's energy legislation is to reduce greenhouse gas emissions. The university is thus focused on implementing strategies and technologies necessary to achieve that goal. The Cougar Energy Initiative has already and will continue to explore alternative decarbonization strategies and technological advances. The energy district approach allows for incremental construction that will minimize disruption on campus and maintain flexibility as technology changes. WSU's decarbonization team has also been researching how nuclear (micro-nuclear or small modular reactor) technology could work to supplement or provide an alternative source of energy to power the energy districts. The proposed project recommends proceeding with geothermal heat pump technology because it is available in the market today, eligible for Direct Pay, and works well with Pullman's existing groundwater conditions. As a part of the project, alternative energy sources to enhance the efficiency of the energy district plan will also be considered in the design for future development.

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

WSU is planning to execute this project using progressive Design-Build project delivery as authorized by the Washington State Legislature Revised Code of Washington (RCW), sections 39.10.300, 39.10.320 and 39.10.330. WSU believes that Design-Build project delivery brings value to university projects, transforming the relationship between designers and builders



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Description

into an alliance that fosters collaboration and teamwork. This delivery method provides the opportunity to assemble the ingenuity of the industry in proposing innovative solutions. Design-Build project delivery will be truly integrated (design and construction mutually informing the development of the project) and is paramount to engage the university stakeholders in a process that will ensure a site- and campus-specific solution.

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 and Chapter 3 of the capital budget instructions.
Not Applicable. This proposed project is not linked to the Puget Sound Action Agenda.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

Funding

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

Future Fiscal Periods

	2029-31	2031-33	2033-35	2035-37
26C	Climate Commit Accou-Unknown			
26C-1	Climate Commit Accou-State	200,000,000	200,000,000	200,000,000
	Total	200,000,000	200,000,000	200,000,000

Operating Impacts

Total one time start up and ongoing operating costs



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Project Number: 40000377

Project Title: Cougar Energy Initiative

Operating Impacts

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	2.0	2.0	2.0	2.0	2.0
001-1	General Fund-State	250,000	500,000	500,000	500,000	500,000
	Total	250,000	500,000	500,000	500,000	500,000

Narrative

Estimated based on expected maintenance and utility cost increases.



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STATE OF WASHINGTON AGENCY / INSTITUTION PROJECT COST SUMMARY <i>Updated June 2026</i>		
Agency	Washington State University	
Project Name	Cougar Energy Initiative	
OFM Project Number	40000377	

Contact Information		
Name	Kate Kamerrer	
Phone Number	509-335-9314	
Email	kamerrer@wsu.edu	

Statistics			
Gross Square Feet	1 SF	MACC per Gross Square Foot	\$136,200,000
Usable Square Feet	1 SF	Escalated MACC per Gross Square Foot	\$144,865,560
Total Site Area (SF)	1 SF		
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Other Sch. A Projects	A/E Fee Percentage	9.32%
Remodel	Yes	Projected Life of Asset (Years)	varies

Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.13%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	3,812
Contingency Rate	10%	OFM UFI# (from FPMT, if available)	NA
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	January-24	Predesign End	November-24
Design Start	July-27	Design End	April-28
Construction Start	January-28	Construction End	June-29
Construction Duration	18 Months		

Project Cost Summary			
Total Project	\$188,290,654	Total Project Escalated	\$199,999,983
		Rounded Escalated Total	\$200,000,000
Amount funded in Prior Biennia			\$0
Amount in current Biennium			\$200,000,000
Next Biennium			\$0
Out Years			\$0

Procurement Approach Premium (escalated)			
Selected Procurement	DB-Progressive		
	Design Fee	\$1,211,748	
	Construction	\$0	
	Art	\$6,059	
	Agency PM	\$40,431	
	Total	\$1,258,238	0.6%



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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$10,424,664		
Extra Services	\$1,800,000		
Other Services	\$4,683,545		
Design Services Contingency	\$1,690,821		
Consultant Services Subtotal	\$18,599,029	Consultant Services Subtotal Escalated	\$19,527,566

Construction			
Maximum Allowable Construction Cost (MACC)	\$136,200,000	Maximum Allowable Construction Cost (MACC) Escalated	\$144,865,560
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$13,620,000		\$14,523,006
Non-Taxable Items	\$0		\$0
Sales Tax	\$12,285,240	Sales Tax Escalated	\$13,069,862
Construction Subtotal	\$162,105,240	Construction Subtotal Escalated	\$172,458,428

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

Artwork			
Artwork Subtotal	\$995,025	Artwork Subtotal Escalated	\$995,025

Agency Project Administration			
Agency Project Administration Subtotal	\$5,604,360		
DES Additional Services Subtotal	\$600,000		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$6,204,360	Project Administration Subtotal Escalated	\$6,615,710

Other Costs			
Other Costs Subtotal	\$387,000	Other Costs Subtotal Escalated	\$403,254

Project Cost Estimate			
Total Project	\$188,290,654	Total Project Escalated	\$199,999,983
		Rounded Escalated Total	\$200,000,000



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Funding Summary

		Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		
				2027-29	2029-31	Out Years
Acquisition						
Acquisition Subtotal		\$0		\$0		\$0
Consultant Services						
Consultant Services Subtotal		\$19,527,566		\$19,527,566		\$0
Construction						
Construction Subtotal		\$172,458,428		\$172,458,428		\$0
Equipment						
Equipment Subtotal		\$0		\$0		\$0
Artwork						
Artwork Subtotal		\$995,025		\$995,025		\$0
Agency Project Administration						
Project Administration Subtotal		\$6,615,710		\$6,615,710		\$0
Other Costs						
Other Costs Subtotal		\$403,254		\$403,254		\$0
Project Cost Estimate						
Total Project		\$199,999,983	\$0	\$199,999,983	\$0	\$0
		\$200,000,000	\$0	\$200,000,000	\$0	\$0
Percentage requested as a new appropriation				100%		

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

A standalone infrastructure request to complete the first nodal heat pump plant (started in 23-25) and build a second nodal heat pump plant elsewhere on campus, install associated distribution infrastructure, and renovate approximately 20 nearby buildings to connect to the two nodal heat pump plants.
The 27-29 request includes design and construction.

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

In 23-25, WSU used similar funding to develop a long-term decarbonization plan (as required by House Bill 1390) and begin construction on the first nodal heat pump plant.

What is planned with a future appropriation?

Similar standalone infrastructure requests to implement the recommendations outlined in the university's decarbonization plan (Cougar Energy Initiative).



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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	1.0259	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services				
A/E Basic Design Services - owner	\$0			
A/E Basic Design Services - DB entity	\$9,634,625			
Sales tax on DB design	\$790,039			
Sub TOTAL	\$10,424,664	1.0379	\$10,819,759	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	\$4,328,599			
Sales tax on DB design	\$354,945			
Sub TOTAL	\$4,683,545	1.0663	\$4,994,064	Escalated to Mid-Const.
4) Additional Consultant Services				
Design Phase	\$300,000	1.0379	\$311,370	3%
Construction Phase	\$1,500,000	1.0663	\$1,599,450	32%
Sales tax on consultant services (where services are taxable)		1.0663	\$0	
Sub TOTAL	\$1,800,000	1.0379	\$1,910,820	
5) Design Services Contingency				
Consultant Contingency	\$1,690,821			Calculated - includes (4) Additional Consultant Services
Additional Consultant Contingency				
Sub TOTAL	\$1,690,821	1.0663	\$1,802,923	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$18,599,029		\$19,527,566	
Consultant Services Cost Per SF	\$18,599,029		\$19,527,566	
Consultant Services % Of Const	11%		11%	



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Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
Site Prep., Devt. and Utilities	\$15,000,000			Production and distribution infrastructure
Sub TOTAL	\$15,000,000	1.0420	\$15,630,000	Escalated to Start Const.
	\$15,000,000 per Site SF		NA per Site SF	
2) Related Project Costs				
Sub TOTAL	\$0	1.0420	\$0	Escalated to Start Const.
	\$0 per GSF		\$0 per GSF	
3) Facility Construction				
Direct Construction Cost	\$100,000,000			(2) NUP facilities and associated building conversions
Prime Cont. Field Overhead (GC/GR)	\$17,200,000	17%		
Prime Cont. Fee/Profit	\$4,000,000	4%		
Sub TOTAL	\$121,200,000	1.0663	\$129,235,560	Escalated to Mid-Const.
	\$121,200,000 per GSF		\$129,235,560 per GSF	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$136,200,000		\$144,865,560	
	\$136,200,000 per GSF		\$144,865,560 per GSF	
This Section is Intentionally Left Blank				
6) Total Cost of Construction (TCC)				
TCC Sub TOTAL	\$136,200,000		\$144,865,560	
	\$136,200,000 per GSF		\$144,865,560 per GSF	
7) Owner Construction Contingency				
Allowance for Change Orders	\$13,620,000			Calculated
Other				
Sub TOTAL	\$13,620,000	1.0663	\$14,523,006	Escalated to Mid-Const.
8) Non-Taxable Items				
Other				
Sub TOTAL	\$0	1.0663	\$0	Escalated to Mid-Const.
9) Sales Tax				
Sub TOTAL	\$12,285,240		\$13,069,862	
CONSTRUCTION CONTRACTS TOTAL	\$162,105,240		\$172,458,428	
Construction Contracts Cost Per SF	\$162,105,240		\$172,458,428	



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Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
Equipment				Assumed to be within DB contract
Furnishings				
Sub TOTAL	\$0	1.0663	\$0	Escalated to Mid-Const.
2) Non Taxable Items				
Sub TOTAL	\$0	1.0663	\$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	\$995,025			0.5% of total project cost for new and renewal construction
ARTWORK TOTAL	\$995,025	NA	\$995,025	Not escalated

Project Management				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Agency Project Management				
Agency Project Management	\$5,604,360			Calculated
Additional Services	\$600,000			Construction Management
<i>Subtotal of Other</i>	<i>\$0</i>			
PROJECT MANAGEMENT TOTAL	\$6,204,360	1.0663	\$6,615,710	Escalated to Mid-Const.

Other Costs				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Other	\$387,000			Misc. / Permitting / Community Engagement
OTHER COSTS TOTAL	\$387,000	1.0420	\$403,254	Escalated to Start Const.



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365 - Washington State University
Capital Project Request

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/4/2026 1:58PM

Project Number: 40000361

Project Title: Spokane Team Health Education Building

Description

Starting Fiscal Year: 2024

Project Class: Program Improvement (State-Owned)

Agency Priority: 99

Project Summary

See project description for reappropriation request details.

Project Description

The Spokane Team Health Education Building received \$7 million in the 2025-27 Supplemental Budget for renovation of a facility on the Spokane campus to accommodate the Team Health program. Additionally, design funds from 2023-25 were reappropriated to complete the design of the proposed renovation. Design is nearing completion, and construction is expected to begin in late fall 2026 due to longer-than-anticipated city permitting timelines. WSU will fully expend the reappropriated funds from 2023-25 and anticipates a reappropriation of \$2.5 million from 2025-27 to complete the construction work and close out the project. The proposed reappropriation is expected to be fully expended early in fiscal year 2028.

Location

City: Spokane

County: Spokane

Legislative District: 003

Project Type

Major Projects-New Facilities

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: Yes

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	14,000,000	4,214,000	7,286,000	2,500,000	
	Total	14,000,000	4,214,000	7,286,000	2,500,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

*

Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/4/2026 1:58PM

Project Number: 40000361

Project Title: Spokane Team Health Education Building

Operating Impacts

No Operating Impact



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365 - Washington State University
Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/9/2026 3:08PM

Project Number: 91000046

Project Title: 2025-27 Minor Works Preservation and Program

Project Class: Preservation (State-Owned)

Description

Starting Fiscal Year: 2026

Agency Priority: 99

Project Summary

See project description for reappropriation request details.

Project Description

Reappropriation Requested

WSU received \$45 million for minor works in the 2025-27 capital appropriation and an additional \$6 million in the supplemental budget and anticipates reappropriation of less than 2%. If a reappropriation is necessary at all, it would be related to contract close-out processes (i.e. retainage) on projects which are complete.

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Minor Works Preservation List

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

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	51,000,000		50,000,000	1,000,000	
062-1	WSU Building Account-State					
	Total	51,000,000	0	50,000,000	1,000,000	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State					
062-1	WSU Building Account-State					
	Total	0	0	0	0	

Operating Impacts



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**365 - Washington State University
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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/9/2026 3:08PM

Project Number: 91000046

Project Title: 2025-27 Minor Works Preservation and Program

Project Class: Preservation (State-Owned)

Operating Impacts

No Operating Impact



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365 - Washington State University
Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:00PM

Project Number: 40000347

Project Title: System-wide Infrastructure

Description

Starting Fiscal Year: 2030

Project Class: Preservation (State-Owned)

Agency Priority: 9

Project Summary

Campus infrastructure is critical in serving the mission of the university while protecting the state's investments in facilities. A significant amount of WSU's utility production and distribution infrastructure is aging and close to failure. These proposed reoccurring infrastructure projects will positively affect many university buildings and the academic and research programs they house by improving aging systems, increasing reliability and maximizing energy savings.

Project Description

The renewal of utility distribution infrastructure has lagged well behind the construction or renovation of campus facilities, with some existing utilities exceeding 100 years old. Periodic renewal and capacity improvements to these systems are essential to maintain safe and reliable university operations.

The university's Pullman campus in particular relies on infrastructure that has greatly exceeded its intended lifespan, suffers from significant deferred maintenance, and is proving increasingly unreliable. A substantial domestic water, medium voltage electrical, district heating, or chilled water failure has the potential to disrupt class schedules, interrupt critical research, or cause related damages that could impact operations in several buildings for an extended period of time. Deteriorating streets, sidewalks, and stairs also put at risk the personnel that traverse the campus daily. By replacing this outdated infrastructure through these reoccurring projects, utility reliability will be improved, planned developments and renovation projects can be accommodated, safety risks will be minimized, and disruptions to the operations of the university can be minimized.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Major Projects-Infrastr Replacemnt

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. Growth Management Act (GMA)-WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. Transportation Demand Management-A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. The Director of the State of Washington Department of General Administration (DGA) is required to develop a commute trip reduction plan for state agencies which are Phase I major employers WSU will conform to the plans developed by DGA. State Environmental Policy Act (SEPA)-WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

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	45,000,000				
	Total	45,000,000	0	0	0	0



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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:00PM

Project Number: 40000347

Project Title: System-wide Infrastructure

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State	20,000,000	10,000,000	5,000,000	10,000,000
Total		20,000,000	10,000,000	5,000,000	10,000,000

Operating Impacts

No Operating Impact

Narrative

This is an infrastructure project.



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:01PM

Project Number: 40000351

Project Title: System-wide Building Systems

Description

Starting Fiscal Year: 2030

Project Class: Preservation (State-Owned)

Agency Priority: 10

Project Summary

Building Systems are critical in serving the mission of the university while protecting the state's investments in facilities. Elevators, building roofs, exterior envelopes, fire alarm systems, building automation systems and the mechanical, electrical and plumbing services within the building have a definitive life cycle. These proposed reoccurring renovation projects will positively affect many university buildings and the academic and research programs they house by improving aging systems, increasing reliability and maximizing energy savings.

Project Description

These projects will prioritize the greatest needs in building system renewal, with recurring but focused efforts to address life safety, accessibility, code compliance, system reliability, and reduced maintenance intensity. Additionally, WSU must renew many building systems to meet increasingly stringent legislation that requires enhanced energy performance and reduced carbon footprint. The aging of WSU's building portfolio is evident by its deferred maintenance backlog, which is increasing at a rate faster than minor capital renewal efforts can adequately address. Investing in the university's building infrastructure and exterior envelopes will help ensure WSU's research and educational missions are conducted in safe, reliable, and high performing facilities.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Major Projects-Rehab/Restoration.

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

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	60,000,000				
	Total	60,000,000	0	0	0	0
Future Fiscal Periods						
		2029-31	2031-33	2033-35	2035-37	
057-1	State Bldg Constr-State	20,000,000	15,000,000	10,000,000	15,000,000	



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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:01PM

Project Number: 40000351

Project Title: System-wide Building Systems

Funding

Total

20,000,000

15,000,000

10,000,000

15,000,000

Operating Impacts

No Operating Impact

Narrative

This is a building system renewal project.



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365 - Washington State University
Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:02PM

Project Number: 40000432

Project Title: Teaching Auditoriums

Description

Starting Fiscal Year: 2030

Project Class: Program Improvement (State-Owned)

Agency Priority: 11

Project Summary

Recently completed and planned projects on the WSU Pullman campus will reduce availability of large auditorium sized classrooms. This project will examine the opportunities for renovation in existing spaces to create an auditorium style classroom and classrooms of varying sizes and styles according to the pedagogical needs of the university.

Project Description

Through a predesign, this project would assess current inventory of classrooms of varying sizes on the Pullman campus to determine if that inventory is appropriately structured or sized and sufficient in number to meet the needs of modern pedagogy in an environment of flat or declining enrollment. Based on the outcome, this project would likely result in a major renovation of existing facilities on the Pullman campus. Declining enrollment and revenue may require adjustments to the number of classrooms and class sizes. This project is intended specifically to address general university classrooms on the Pullman campus serving faculty, and undergraduate and graduate students.

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Major Projects-Remodel/Renovation

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: No

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	65,250,000				
	Total	65,250,000	0	0	0	0

Future Fiscal Periods

	2029-31	2031-33	2033-35	2035-37
057-1 State Bldg Constr-State	250,000	5,000,000	60,000,000	



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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:02PM

Project Number: 40000432

Project Title: Teaching Auditoriums

Funding

Total	250,000	5,000,000	60,000,000	0
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Operating Impacts

No Operating Impact

Narrative

This is a renovation project.



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Capital Project Request**

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:02PM

Project Number: 40000433

Project Title: Webster Renovation

Description

Starting Fiscal Year: 2032

Project Class: Program Improvement (State-Owned)

Agency Priority: 12

Project Summary

The Webster Physical Sciences Building, built in 1974, is WSU's tallest building at 16 stories and also one of its largest buildings at just over 178,000 gross square feet. Webster is one of the critical facilities in the WSU Pullman science corridor supporting multiple science disciplines. With a deferred maintenance backlog exceeding \$50M, Webster, is a prime candidate for major renovation. WSU plans to complete the predesign effort during the 2031-33 biennium with design and construction to follow in 2033-35 and 2035-37 respectfully. Renovation will provide the modern facilities and infrastructure needed to attract new STEM scientists and students and to retain highly productive research and teaching faculty.

Project Description

This project would modernize and renovate classrooms, labs, and building infrastructure in Webster Physical Sciences Building. Webster is currently home to the Department of Physics and Astronomy, the School of the Environment, a Technical Services fabrication shop and five general university classrooms. In addition to modernizing labs and classrooms, the project would provide essential upgrades and renewal of building systems including HVAC, electrical, chilled water, envelope and elevators. The primary beneficiaries of this investment include WSU graduate and undergraduate students, faculty, researchers, and staff, Washington employers, communities, and industries that rely on research, innovation, and a highly skilled STEM workforce. The shared laboratories and collaborative spaces in this facility will support research teams whose work spans multiple scientific disciplines.

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Major Projects-Remodel/Renovation

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

New Facility: No

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	85,500,000				
	Total	85,500,000	0	0	0	0



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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:02PM

Project Number: 40000433

Project Title: Webster Renovation

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State		500,000	5,000,000	80,000,000
	Total	0	500,000	5,000,000	80,000,000

Operating Impacts

No Operating Impact

Narrative

This is a renovation project.



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365 - Washington State University
Capital Project Request

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:03PM

Project Number: 40000434

Project Title: Fulmer Synthesis and Annex Demolition

Description

Starting Fiscal Year: 2034

Project Class: Preservation (State-Owned)

Agency Priority: 13

Project Summary

Upon completion of a new chemistry and interdisciplinary research and education facility in 2031-33, WSU plans to empty and demolish Fulmer Hall – Annex and Fulmer Hall – Synthesis buildings (circa 1960 and 1980). These buildings present several operational challenges including health and safety concerns, failing HVAC systems, misaligned floor-to-floor heights, and deteriorating exterior brick facade. Removal of these two buildings will create prime footprint in the heart of the WSU Pullman science corridor for a future flagship facility.

Project Description

This project would demolish Fulmer Hall – Annex and Fulmer Hall – Synthesis upon completion of a new chemistry and interdisciplinary research and education building. The functions currently provided in these facilities would move to the new building. These facilities structural deficiencies make renovation impractical. They are not energy efficient and maintaining and operating them is costly. These buildings have small, individualized laboratory spaces with limited visibility, antiquated fume hoods and air handling systems, and they lack appropriate ADA accessibility. During the Predesign of the Pullman Sciences building, Fulmer Hall – Annex and Fulmer Hall – Synthesis were identified as facilities that should be replaced by a new, modern research building.

Demolition of these two connected facilities would create an ideal site for future construction of a new, modern facility.

Location

City: Pullman

County: Whitman

Legislative District: 009

Project Type

Preservation - Unidentified

Growth Management impacts

WSU's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. WSU will conform with commute trip reduction plans for state agencies plans developed by the Director of the State of Washington Department of General Administration (DGA). WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

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	25,000,000				
	Total	25,000,000	0	0	0	0



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**365 - Washington State University
Capital Project Request**

2027-29 Biennium

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Version: 10 2027-29 WSU Capital Budget Request

Report Number: CBS002

Date Run: 9/3/2026 3:03PM

Project Number: 40000434

Project Title: Fulmer Synthesis and Annex Demolition

Funding

		Future Fiscal Periods			
		2029-31	2031-33	2033-35	2035-37
057-1	State Bldg Constr-State			25,000,000	
	Total	0	0	25,000,000	0

Operating Impacts

No Operating Impact

Narrative

This is a building demolition project.

