Washington State

Criminal Justice Training Commission

Project # 2020-783 S (1)

WSCJTC Capital and Functional Needs Study

April 21, 2022

Contracting Agency:
State of Washington Department of Enterprise Services, Engineering and Architectural Services Program

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WASHINGTON STATE CRIMINAL JUSTICE TRAINING CENTER

Basic Project Information

Agency Name Washington State Criminal Justice Training Commission

DES Project No. 2020-783

Project Name WSCJTC Capital and Functional Needs Study

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Project Description

The Washington State Criminal Justice Training Commission (WSCJTC) performed this Capital and Functional Needs Study to define the scope required to fully replace/modernize/expand the existing training center through new construction and renovations. This study concludes that the existing WSCJTC limited site, is not capable of supporting the full needs of the Commission. Most notably, the site is of insufficient size to permit construction of critical vehicle training components.

The following study defines the capital and functional needs to relocate the WSCJTC to a new site with facilities that will support the training needs for criminal justice agencies of Washington State for the foreseeable future.

Participants

Study Planning Committee – Washington State Criminal Justice Training Commission
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Public Safety Design Consulting	McLaren Wilson Laurie Architects

END OF SECTION

WASHINGTON STATE CRIMINAL JUSTICE TRAINING COMMISSION

"Training the Guardians of Democracy

SECTION 1 – EXECUTIVE SUMMARY

INTRODUCTION

The Washington State Criminal Justice Training Commission (WSCJTC) was created in 1974 to establish standards and provide training to criminal justice professionals, including peace officers and local corrections officers; to certify, and when necessary, de-certify peace officers. Per RCW 43.101.020, Washington State is one of only a few states that not only establishes training standards, but also provides Basic Training for Peace Officers and Corrections Officers. This unique model ensures every local officer has consistent and high-quality training guided by 21 Governor-appointed Commissioners and our state legislature.

Prior to 2001, the primary function of the WSCJTC was to provide basic law enforcement training for peace and reserve officers. Successful completion of the basic law enforcement training was and is, a requisite to the continuation of employment for new officers with a law enforcement agency. State of Washington training standards and guidelines governing general authority, limited authority, specially commissioned (reserve officers), tribal, and correctional officers are codified in the RCW and the WAC. As a legal mandate, general authority peace officers must attend the WSCJTC 720-hour Basic Law Enforcement Academy (BLEA), and correctional officers must attend the 10-week Correctional Officers Academy (COA).

We maintain a highly capable staff comprised of the best trainers in the state. Further, we are able to engage in partnerships with leading experts and researchers from across the nation, developing innovative strategies and evaluating state-of-the-art training methodologies.

The WSCJTC Campus in Burien is the primary home for training facilities under the purview of the Commission.

Aerial view of the existing Criminal Justice Training Commission in Burien

PROBLEM STATEMENT

The nature of criminal justice training has changed dramatically over the last ten years. The hours of mandated training for law enforcement have and are growing. The breadth of training has expanded, and the number of agencies seeking training has increased. While the training needs and pedagogy have evolved, the facilities at the Criminal Justice Training Commission in Burien have not. The WSCJTC has an emergent need for new and expanded replacement facilities that are purpose-built for current and future training needs to serve law enforcement in the State of Washington.

In Fiscal Year 2021 (FY), the WSCJTC was funded for **15 BLEA classes** in the base budget to train **450 students** per year with 30 students per class. In the FY2022 supplemental budget request, the WSCJTC received an additional four classes in FY2022 and five classes in FY2023 to meet the demand to train additional new officers. This increased the funding to 19 classes in FY2022 and **20 classes in FY2023**. Increasing the number of classes helps to reduce agency wait times for newly hired officers to attend the basic training courses. However, a consequence of increased BLEA classes means holding some classes in rooms previously used for Advanced Training Classes and other classes, likely displacing those classes and/or causing them to be offered only virtually.

During the past seven years, the WSCJTC has received an average of 552 applications per year. The WSCJTC estimates we will receive at least 564 new applications per year in FY2022 and 600 new applications in FY2023. The WSCJTC will need a minimum of 20 BLEA classes per year to train 600 students, to keep up with the demand and eliminate a several-month waitlist for BLEA.

Without the increased capacity, the WSCJTC will not be able to meet stakeholders' needs with the growing demand for peace and corrections officer training. Currently, the majority of classroom space is used by the BLEA, leaving little room for the COA, Juvenile Detention Training, the Peace and Corrections Officer Law Enforcement Equivalency Academy. In addition, currently there are 135 BLEA recruits and 82 COA recruits waiting to start a class. Registration wait time is currently 4 and 5 months for BLEA and COA, respectively. Without increased capacity, quality of training is also highly affected due to classroom size; small spaces with more students, classrooms without state-of-the-art technology, older buildings with old equipment all affect the ability to meet the demand for more recruits.

This Capital and Functional Needs Study has determined that to meet the long-term growth and expansion of the WSCJTC, the existing campus is not large enough to support its full needs at the existing Burien Site. As such, it recommends relocation of the WSCJTC to a new, larger site. This solution will afford the WSCJTC opportunities for greater agency partnerships and the ability to realize new purpose-built facilities. Relocating to a new site will offer the WSCJTC greater training capacity, a wider variety of training scenarios, and most importantly an increase in the depth and effectiveness of training for the Commission's graduates.

ANALYSIS OF ALTERNATIVES

Alternative 1 – Do Nothing

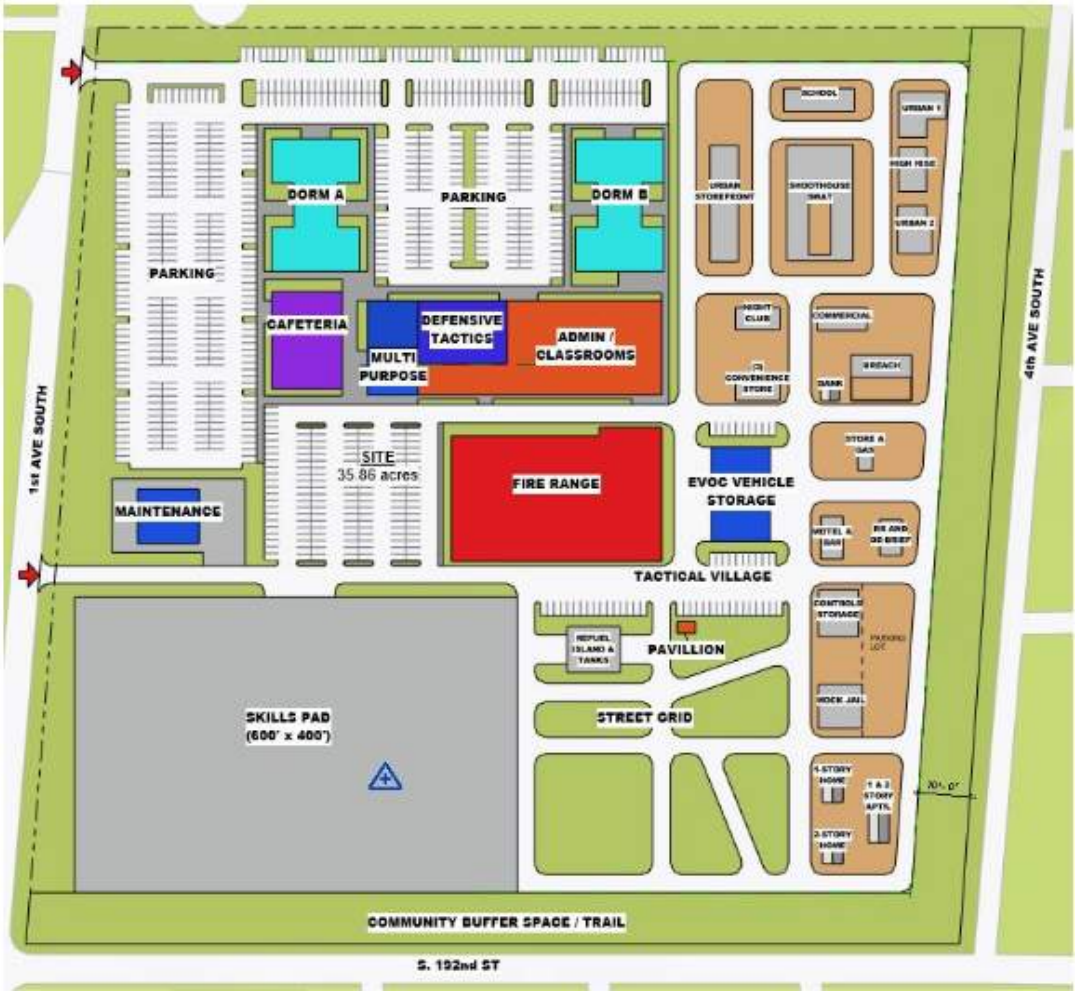
With this alternative, no action is proposed beyond regular maintenance and minor repairs. This alternative was rejected as the existing conditions in the Cascade and Olympic Buildings, which already struggle to support the capacity needs of the WSCJTC for basic classroom and administrative functions, will become untenable. The much-needed expansion of the Firing Range will not occur, Dormitory space will not support the number to trainees that need it, and the need for high-quality, purpose-built scenario training venues, will continue to go unmet.

Alternative 2 – Renovate Existing Campus

This alternative evaluated constraints and opportunities at the existing site and makes recommendations regarding the effective redevelopment of the property for the WSCJTC. It notes that certain potential logistical issues will also have to be addressed if the existing site is redeveloped, as the agency must be able to maintain continuous training. A phased development and/or acquiring or leasing temporary facilities will be crucial to the success of the redevelopment of the existing WSCJTC campus. Even with a successful redevelopment process, this scenario will require training at multiple sites due to site area constraints.

Conceptual Site Solution

The following conceptual site plan shows the extent of defined site and space needs which will fit on the existing WSCJTC site. The most notable exclusions are the functions associated with EVOC and other vehicle skills training.



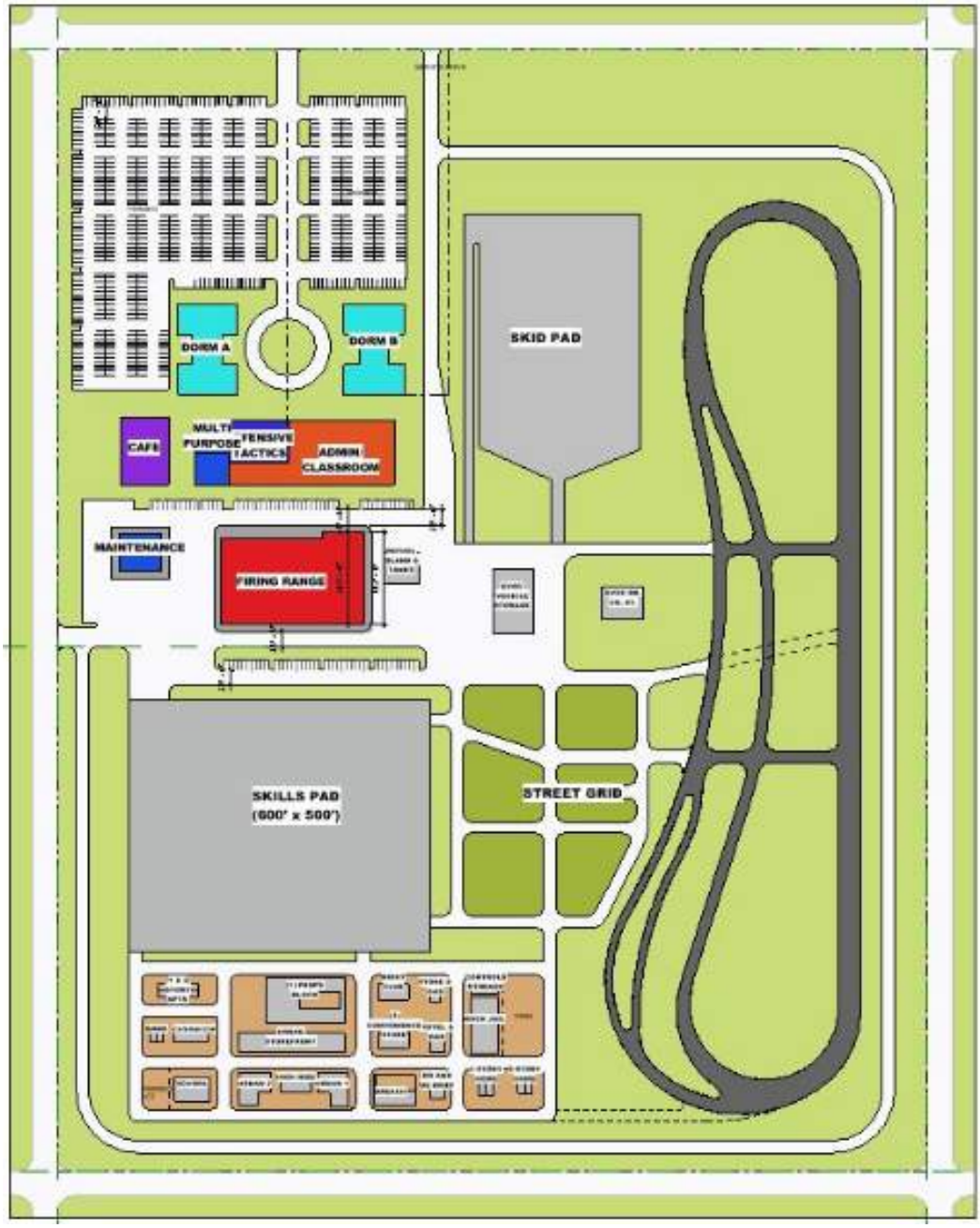
The inability to place all training needs on-site, and the challenges/impacts to existing operations during construction activities will place untenable restrictions on training that already struggles to keep up with demand. For these reasons, this Alternative is not desirable.

Alternative 3 – Construct New Campus

This alternative proposes full training Commission relocation to a new site with comprehensive training components as defined in the needs assessment, with the desired relationships for training effectiveness, and adequate site, building, and prop development area for multiple simultaneous training groups (no down time for trainees). The site concept site plan diagram will not be able to identify specific constraints since potential sites will be identified during a site selection process. Any subsequent identified new WSCJTC site may require additional site area (above usable site area identified) to accommodate for inefficiencies of site shape, topography, easements, etc.

Conceptual Site Solution

The following conceptual site plan shows the full extent of defined site and space needs. It will require a site of 75-100 acres. An ideal site would be one already owned by the State of Washington and located in the King/Pierce County area.



ANALYSIS OF PREFERRED ALTERNATIVE

Need for Facility Replacement

The WSCJTC in Burien, Washington, has outgrown its existing facility and would require major renovations/upgrades to existing facilities and in some cases, full replacement of existing buildings. Even with these substantive investments and disruption to on-going operations, the site has no expansion potential (it is bounded by city streets within a residential neighborhood on all sides). There is simply not enough space to meet the training Academy's full need. Therefore, the preferred alternative is to relocate the WSCJTC to a new campus located elsewhere on a site to be determined.

Needs Analysis for the Preferred Alternative

The Washington Criminal Justice Training Commission engaged McClaren, Wilson & Lawrie, Inc. Architects (specialists in Public Safety Facilities) and SSW Architects to develop a facility needs study and site master plan for the existing Burien location, and for the requirements of a new site for the WSCJTC.

Space Needs Analysis

Occupancies

The proposed space needs analysis was prepared based on the following assumed occupancies. See Appendix A for detailed breakdown of space needs.

WSCJTC Administration and Training Staff (included 20% growth)	102
Maintenance Staff (includes 1 growth)	8
Food Service Staff	4
BLEA classroom seats	150 – 175
Advanced Training classroom seats	30 – 35
Corrections classroom seats	60
Auditorium/Multipurpose seats	300
Dormitories	375 beds
Cafeteria seating	212 seats

Space Types	Quantity	ASF	GSF
Academic Facility Spaces			
Administration	89 Staff	13,956	19,490
Classrooms/ Specialty and Scenario Training	13 instructional spaces	34,470	45,500
Fitness and Defensive Tactics	4 instructional spaces	20,516	27,081
EVOC - Emergency Vehicles Operations Complex			
EVOC /Skills Pad Training Building		9,503	10,453
Brief/Debrief Pavilions		400	440
Indoor Firing Range	50 yd and (2) 25 yd	45,072	57,016
Tactical Village			
Scenario Training (Corrections and Shoot House)		7,396	8,663
Dormitories	350 beds	56,758	71,799
Maintenance Shop/Facilities		5,592	7,074
Cafeteria	212 seats	10,488	13,845
	TOTALS	**204,151 ASF**	**261,451 GSF**

Site Needs Analysis

Organization of the proposed project site will be dictated by the safety and security requirements of the various areas and functions. Three primary areas are anticipated and will have access controlled so that areas where ammunition or vehicles are in use are provided with elevated levels of monitoring and safety procedures. Visitor access will be restricted throughout the facility.

The administrative, classrooms/specialty and scenario training, fitness and defensive tactics, dormitories, and the cafeteria functions will be positioned close together for efficient movement between locations. They may be combined into a singular, multi-story structure. These functions will also be located near the main campus entry and next to primary parking areas serving all staff, trainees, and visitors.

The Firing Range is expected to be a standalone facility that is fully secured as it will be the only building on campus where live ammunition will be used.

Separated from the other structures will be all training functions where vehicles are integral to the training. The Tactical Village, Street Grid, Skid and Skills pads and the EVOC track will be collocated.

Parking

The proposed site needs analysis was prepared based on the following assumed parking needs:

Academic Facility Parking (staff and visitors)	471
EVOC - Emergency Vehicle Operations Complex (fleet vehicles)	52
Indoor Firing Range	11
Tactical Village	41
Dormitories	370
Maintenance Shop/Facilities	5
Cafeterias	23
	Total Site Parking 973

Space Types	Quantity	SF	Acres
Academic Facilities			10.63 Acres
Building Footprint (Assumes two stories)		46,035	
Site Improvements (Entry, walkways, service areas, etc.		126,021	
Parking Areas (w/ internal landscaping)	471 Stalls	168,515	
EVOC - Emergency Vehicles Operations Complex			25.29 Acres
Building Footprints (includes Brief/Debrief Pavilion)		10,893	
Site Improvements (Storage, Service Area etc.)		600	
Parking Areas (w/ internal landscaping)	52 Stalls	22,580	
EVOC Higher-Speed Track		630,000	
Skills Pad		240,000	
Skid Pad		175,000	
Indoor Firing Range			1.75 Acres
Building Footprint		57,106	
Site Improvements (Entry, walkways, service areas, etc.		450	
Parking Areas (w/ internal landscaping)	11 stalls	4,830	
Tactical Village			10.30 Acres
Village Block Development (includes building footprints, Corrections, and Shoothouse)	10 Blocks	150,000	

Parking Areas (w/ internal landscaping)	41	19,305	
Street Grid		279,305	
Dormitories			
Building Footprints (Assumes 3 stories)		23,933	9.06 Acres
Parking Areas (w/ internal landscaping)	370 stalls	156,480	
Landscape		10,000	
Maintenance Shop/Facilities			
Building Footprints		7,074	
Site Improvements (service areas, apron, staging area, etc.		4,000	0.30 Acres
Parking Areas (w/ internal landscaping)	5	2,100	
Landscape		1,000	
Cafeteria			
Building Footprints		13,845	0.40 Acres
Parking Areas (w/ internal landscaping)	23	1,440	
Landscape Area		1,000	
	973	**2,151,512 SF**	**57.75 Acres**

PROJECT BUDGET ANALYSIS FOR THE PEFERRED ALTERNATIVE

C-100 summary for the Proposed WSCJTC Replacement

C-100 Section	Percentage	Amount (Escalated)
Acquisition	9.7%	$27,150,000
Consultant Services	6.3%	$17,500,790
Construction Contracts	67.7%	$189,281,675
Equipment and FF&E	3.6%	$10,197,072
Artwork	0.5%	$1,389,357
Other Costs	0.7%	$2,073,225
Project Management	0.7%	$2,054,360
TOTALS	**100%**	**Rounded $279,261,000**

Acquisition Assumes the purchase of a 75-acre site at $650,000 acre. (Based on an assessed value of 100+ acre parcel in South King County). Also assumed sale of the existing WSCJTC parcel at the conclusion of the transitions to the new site. Assumes a sale of the 36-acre parcel for $600,000 per acre.

Fund Source and Expected Schedule

The Criminal Justice Training Commission requests 100 percent of the planned project funding be provided via state appropriation. Funding is requested for site selection, acquisition, and Predesign during 2023-2025 biennium, design in 2025-2027, with construction funding to follow in the 2027-29 biennium.

2023-2025 Capital Budget Request for Site Acquisition and Predesign	$49,250,000
2025-2027 Capital Budget Request for Design and Permitting	$17,500,000
2027-2029 Capital Budget Request for Construction	$212,511,000
Total Project Cost (rounded) =	$279,261,000

Milestone Schedule

The following schedule was prepared assuming funding over two consecutive biennia. Funding is requested for site selection, acquisition, and Predesign during 2023-2025, with construction funding to follow in the 2025-27 biennium.

Phase	Start Date	Completion Date
2023-2025 Biennium		
Site Selection and Acquisition	July 2023	June 2024
Predesign	July 2024	June 2025
2025-2027 Biennium		
Design/Permitting	July 2025	December 2026
Bidding/Award	January 2027	June 2027
2027-2029 Biennium		
Construction	July 2027	December 2028
Move and Occupancy	January 2029	March 2029
Existing Site Disposition	January 2029	
Closeout	Nov 2025	Jan 2026

Delivery Method

For the purposes of this report, and the associated project budget and timelines noted above, it is assumed that the project will be executed via the Design-Bid-Build delivery method and managed by the Department of Enterprise Services.

This assumption should be reviewed and reconsidered during the Predesign process as there are advantages/disadvantages to selecting GC/CM, Design Build, or Progressive Design Build depending on the eventual timeline for delivery and complex siting that may incurred due to the selected site.

END OF SECTION

SECTION 2 – PROBLEM STATEMENT

IDENTIFY THE PROBLEM

With the current trend of increasing rates of retirement from law enforcement agencies, a more challenging policing environment, and challenges in hiring qualified candidates to law enforcement, recruitment and retention will be a high priority for years to come. In addition to issues with retirement and increased complexity of training standards stated the agency also needs to be able to train and re-certify more officers in a shorter period of time.

Legislative Actions

Over the last two legislative sessions WSCJTC has seen significant impacts to our responsibilities and an increase in FTEs. In FY 2021 the legislature made sweeping changes to peace officer accountability. The WSCJTC was given an additional 13 FTEs to implement the new Peace and Corrections Officer Certification Division. In FY 2022 Legislative Mandates that impact WSCJTC are:

1. Basic Law Enforcement Academy (BLEA) – $2,439,000 for 4.5 additional classes in fiscal year (FY) 2022 and $5,005,000 for 8.5 additional classes in FY23. This increase will provide a total of 19.5 BLEA classes in FY22 and 23.5 BLEA classes in FY23.
2. Assistant Director-Certification Unit - $46,000 provided in FY22 and $185,000 provided in FY23. FTE increase – 8 FTEs and $95,000 provided in FY22 and $288,000 and 10 FTEs in FY23.
3. Limited Authority BLEA - $290,000 is included for 30 limited authority Washington peace officers to be admitted to BLEA classes and 30 in the Basic Law Enforcement Equivalency Academy.
4. Coroners and Medical Examiners - $136,000 is provided in FY22 and $246,000 is provided in FY23. This supports medicolegal forensic investigation training curriculum as described in House Bill 1326. This includes 2 FTEs for a program manager and administrative assistant 3.
5. Online Training Platform – $823,000 per year for subscription fees and 1 FTE. This amount matches the agency request.
6. Use of Force Instructor – 1 FTE and $150,000 for an instructor to work with law enforcement agencies to train on the new use of force standard to ensure consistency and accurate implementation of such training across the state.
7. Law Enforcement Wellness Programs - $2,500,000 in FY23: $1,500,000 is provided solely for the Washington State Criminal Justice Training Commission (WSCJTC) to provide grants to local law enforcement agencies for the purpose of establishing officer wellness programs.

Demand for Training

The number of classes needed to meet the growing needs of the law enforcement community is at capacity and at times will exceed the capacity of the WSCJTC training facility. Without an increase to the Academy's training capacity, the WSCJTC will not meet the growing demand for quality and timely peace and corrections officer training.

There are increased demands from every training program: BLEA, COA, and equivalency academies to include Limited Authority, Juvenile Corrections Academy, Juvenile Services Academy, Juvenile Rehabilitation Academy, Misdemeanant Probation Counselor Academy (MPCA), Community Correction Academy and Arrest, Search and Seizure Academy.

The charts below show Calendar Year 2021 (CY) and projected CY2026 for total number of classes started, number of students enrolled, and total number of training hours for the Basic Training Division. Future projections are based on current situations and thus are subject to change. For example:

- The 10-week COA is still very new, and we are still learning how the new length of the academy will affect the schedule.

- The Misdemeanant Probation Counselors Academy (MPCA) class held in 2021 had the largest enrollment in years. It's uncertain if this trend will continue.

CY 2021	# of classes started	# of students enrolled	Total training hours provided
BLEA	16	491	11,520
COA	5	131	1\,280
BLEEA	5	135	400
COEA	2	17	48
MPCA	1	29	80
JCPA	2	54	160
Total	**31**	**857**	**13,488**
CY 2026	**# of classes started**	**# of students enrolled**	**Total training hours provided**
BLEA	20	600	14,400
COA	5	150	2,000
BLEEA	5	100	400
COEA	3	50	240
MPCA	1	20	80
JCPA	3	50	120
Total	**37**	**970**	**17,240**
5-YEAR CHANGE	**19.4%**	**13.2%**	**27.8%**

***BLEA**- Basic Law Enforcement Academy* ***COA**- Corrections Officers Academy*
***BLEEA**- Basic Law Enforcement Equivalency Academy* ***COEA**- Corrections Officers Equivalency Academy*
***MPCA**- Misdemeanant Probation Counselors Academy* ***JCPA**- Juvenile Corrections Personnel Academy*

The chart above does not include advanced training, leadership or instructor development courses that previously were taught on campus prior to the pandemic.

Increase Demand for Staffing Space

In addition to the issue of classroom space, another major change to the WSCJTC is the jump in Full Time Equivalent (FTE) staffing. FTEs have increased from 36 FTEs in FY2012 to an expected 90 FTEs in FY2023. This will be a 150% increase of full-time staff at WSCJTC, with the largest increase of 16 FTEs between FY2021 and FY2022. While we encourage hybrid schedules and teleworking, when possible, office space for our growing staff is an issue. Besides office space we have the need for meeting space, as well as large gathering spaces for both graduations and Commission meetings.

Demand for Other Agencies

If additional capacity can be created with the construction of new facilities, the WSCJTC would be positioned to over services to other agencies. Opportunities could include:

- Annual in-service training for agencies, to include firearms, de-escalation techniques refresher, driving, legal updates, and several others.
- SWAT Basic and Advanced Training
- Advanced Firearms Instruction

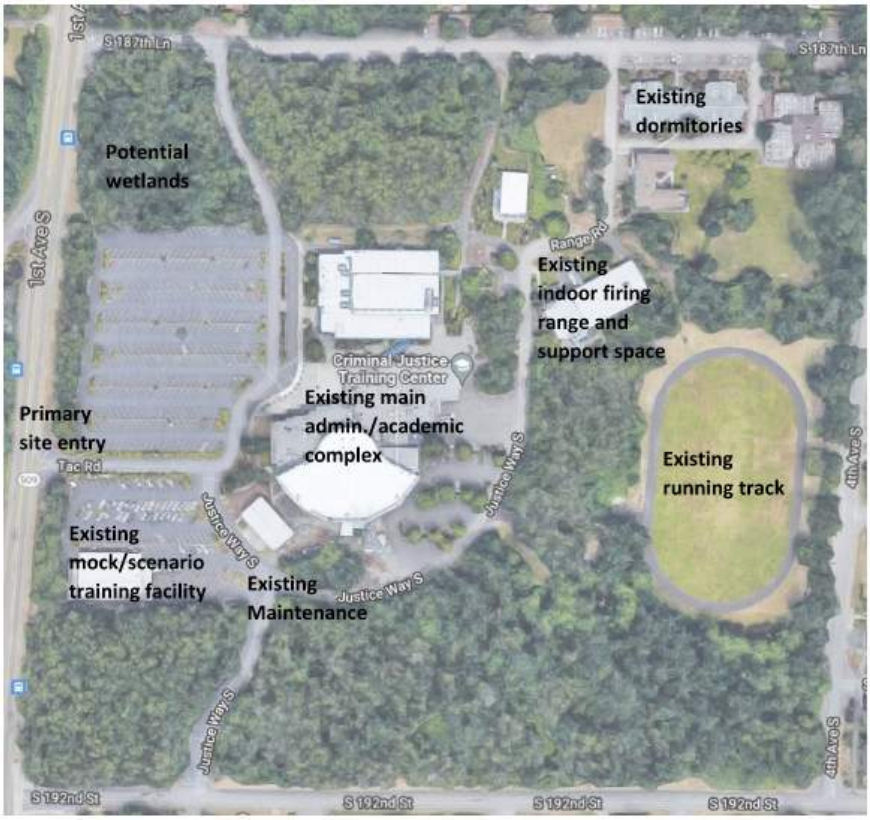
Economic Impact of Insufficient Facilities

The WSCJTC incurs Operational costs that are needed to supplement the lack of certain facilities. The impacts include:

- The WSCJTC would save funding if recruits and other students could be housed on campus rather than putting them up in a hotels; this includes all recruits for BLEA, COA, all equivalency academies, and students taking advance level training courses. Since 2017, WSCJTC has seen an increase in lodging expenses at local hotels go from $417,489 in CY2017 to $1,238,532 in CY2021; a 196% increase. Most of the impact was caused by the COVID-19 pandemic restrictions, when WSCJTC staff reduced dorm room occupancy from two recruits to one, per room. This total only includes the cost to house BLEA and COA recruits, not the cost of other students unable to stay in the on-campus dorms.
- In FY 2020 WSCJTC spent $423,572 to rent one week for each recruit class to attend the Washington State Patrol driver training. In FY 2021 it was $421,041. This does not the costs associated with traveling to and from the Shelton Academy. If WSCJTC had a driving course on site, the WSCJTC could provide additional training to the recruits in an area that is high risk but currently cannot afford to do so. In addition, WSCJTC staff are using the parking lots at the WSCJTC Academy to perform traffic stops and other enforcement techniques that do not expose the recruits to more lifelike situations, i.e... traffic driving by when outside contacting a person in a vehicle.
- Currently, WSCJTC cannot provide advanced firearms training to include SWAT Basic and advanced levels of tactical training. If we have the facilities, the ranges and other parts of the facility could be rented by agencies for this type of training.

Deficient Facilities

The existing campus is approximately 36 acres and includes eight buildings. Its two principal buildings, Cascade and Olympic, were constructed in 1978 as a church. Aside from some renovations in 1991 when the state acquired the site for the WSCJTC, they are largely in original condition. The remaining structures were constructed between 1991 and 1996. In total, the WSCJTC campus totals 160,000 gross square feet.



The aging facilities, now struggle to provide efficient and effective support of the WSCJTC mission. Due to the slow rate of infrastructure investment in the last decade, the WSCJTC faces substantive need for not only new and replacement facility but for maintaining its current facilities. In 2016, the WSCJTC completed a Facilities Condition Assessment (provided by Washington State University) on its existing facilities. The assessment identified an existing (2016) backlog of almost $7M for repairs and improvements. It further projected that by 2036 that need would increase to more than $21.6M. The assessment defined the costs to maintain the current program and did not include costs for program enhancements or growth. Clearly, without new investment, the continued aging of the facilities will impact the ability to serve our state.

The WSCJTC has outgrown its existing facility and requires either major renovations to their existing site in Burien or a move to a new site that is large enough for all of the programmatic elements that are required to achieve the proper level and quality of instruction. The agency also needs to be able to train and recertify more officers in a shorter period of time.

WSCJTC, as are other law enforcement training agencies, is seeking effective instructional environments for various training modalities, and quicker transition from classroom instruction to group problem solving, scenario training, and immersive hands-on training for emergency vehicle operations, and tactical village scenarios. Certain potential issues will also have to be addressed if the existing site is redeveloped as the agency must continue training and a temporary place will have to be found to facilitate the training center's needs.

Facility Needs Not Available

EVOC – Emergency Vehicle Operations Course

The WSCJTC site does not have a dedicated EVOC (skills pad, skid pad, street grid, and higher speed driving track). Without the ability to have a driving facility close by, it limits WSCJTC's ability to include additional instruction in an area that is high liability to agencies, officers, and the community. Currently, recruits only receive 40 hours of actual driving experience before they graduate. To increase this training, WSCJTC would need additional funding from the legislature to pay for the time on the WSP drive course. In addition, if WSJCTC had a drive course, in-service/refresher courses could be offered to all law enforcement agencies in the state.

The other factor impacting additional training at the WSP drive course is its availability. The WSP drive course is usually reserved by WSP and other law enforcement training every week of the year.

Tactical Village — The WSCJTC doesn't have a Tactical Village or Skills Course so instead of instruction in a more real-world setting, WSCJTC staff set up mock setting or the instruction is taught in a classroom setting which limit the effectiveness.

Dormitories — The WSCJTC site has limited and inadequate dormitory space, falling short of both the needed/requested capacity, and the quality desired for a modern, professional training facility. The lack of dormitory space limits the number of recruits that can be accommodated and has created delays in providing required training for requesting law enforcement agencies.

Proposed Solution

The proposed solution is to construct a new Criminal Justice Training Center on a new site. This solution would allow the WSCJTC to realize a full and complete revitalization of the Center while not impacting existing, on-going training. The proposed solution would be achieved in four phases:

- Phase I — Acquire a new site of 75-100 acres at an appropriate location considering ease of access and availability of staffing.
- Phase II — Construction new Criminal Justice Training Center. New construction would include approximately 280K square feet of new facilities and 1.7M square feet of site development.
- Phase III — Move to new WSCJTC and Dispose of the existing 38-acre WSCJTC site in Burien.

With a state-of-the-art training facility, the WSCJTC could increase training to new recruits and existing peace and corrections officers in areas of high liability. This would benefit the officers, agencies, and community members. Areas that would be a focus are:

- Enhanced simulation training
- Shoot House
- Tactical Village
- Expanded firing range options
- Enhanced weight room/gym
- Enhanced classroom
- Virtual training supported by enhanced IT support
- Livable dorms
- Cafeteria
- Ceremonial Space
- Locker Rooms
- Adequate meeting space for Commission Meetings
- Advanced audio/video ability for hybrid meetings; in-person and virtual

AGENCY MISSION, GOALS, AND OBJECTIVES

Mission

Establish certification and training standards which are legally defensible and scientifically valid to ensure criminal justice professional in Washington state have the knowledge and skills to safely protect the communities they serve

Vision

Advance Standards of Excellence with Criminal Justice Professions so the People of Washington State live in Safe and Secure Communities

Values

Leadership – We lead in certification and training through continuous evaluation, collaboration, improvement, and innovation with the goal of modeling best practice for criminal justice professionals

Integrity – We do the right thing for the right reason with transparency and honesty

Dignity – We demonstrate respect for each other and the community we serve.

Accountability – We are dedicated stewards of the resources and responsibilities entrusted to us by the communities we serve.

Strategic Plan

The WSCJTC 2022-2024 Strategic Plan guides the commissions long-range and operational decision making. By creating new, purpose built, state-of-art facilities, which meet the training needs for today's peace officers, the Training Center will support the commission's strategic plan as follows:

Goals and Objectives	A new Criminal Justice Training Center will support strategic achievement by:
Goal: *Continually seek improvement of WSCJTC's reputation as a respected and innovative leader in criminal justice training, standards, and officer certification.*	
Objective*: Continue to seek innovative research and training methodologies.*	Creating new, flexible, and adaptable instructional facilities will support continuous

	improvement/changes in instructional pedagogies
Goal: *Continuously review and improve training curriculum and delivery methods to ensure alignment with training capacity to meet and support expectation*	
Objective*:* Establish a systematic review of curriculum and training methodologies by policy.	Known curriculum changes that can't be offered due to the existing WSCJTC facilities, will be replaced with purpose-built, state-of-the-art training environments
Objective*: Complete the staffing model for Basic Law Enforcement Academy (BLEA) and Correction Officer Academy (COA) and support or capital and operational budget request to maintain and average wait list of six weeks or less.*	With the construction of a new WSCJTC, the Commission will have the necessary instructional facilities to accommodate the training capacity needs of Washington state.
Objective*: Regularly confirm the classrooms environments supports health learning*	New state-of-the-art classrooms will be flexible, adaptable, to meet changing needs in instruction. They will utilize green building principles to assure the physical health of all occupants.
Goal: *Ensure WSCJTC technology and facilities support the agency mission*	
Objective*: Complete facilities assessment to ensure agency training and housing needs are sufficient to meet demand.*	With the construction of a new WSCJTC, the Commission will have the necessary instructional facilities to accommodate the training capacity needs of Washington state.

WHAT IS NEEDED TO SOLVE THE PROBLEM

Specialty and Scenario Classrooms

Real world scenario training is essential to the development of a trainee. Situational training as well as specialty training for specific elements that become a functional part of the daily interactions that an officer can face. The facilities dedicated to this use at the existing campus are limited. A robust, flexible, and adaptable collection of training spaces is essential.

Submunitions Shoot House

A shoot house would incorporate certain specific training environments including Virtual Reality training systems. Physical space mock-ups will present enhance instructional efficacy as trainees will be able to practice situation they will likely face while in service.

Tactical Village

A Tactical Village will be developed around a street grid concept, creating 'blocks' for the primary training structures. The streetscape creates a more realistic context for training scenarios than with stand-alone structures. These scenarios can begin and end at a particular structure or 'block' or begin at various site locations. The Tactical village will have multiple styles of mock buildings for versatility in specific training scenarios such as a School, Jail (for corrections training), bars, convenience store, etc.

Classrooms

The existing Training Center does not have enough general classroom space to serve the number to recruit classes needed for the Basic Law Enforcement Academy. Leadership has identified 5 large subdividable classrooms for BLEA training, and 1 large subdividable classroom, fingerprinting

classroom, and 1 in service classroom for corrections. Additionally, there will be 1 large subdividable dedicated advanced training classroom.

Fitness and Defensive Tactics

WSCJTC has expressed a need for 2 large dedicated defensive tactics training rooms, 3 smaller mat rooms, a Defensive Tactics (DT) classroom and DT storage room. These spaces must accommodate specific guidelines for training, and incorporate wall pads, resilient rubber flooring, and/or DT mats.

Indoor Firing Range

The current training center has only a single 12 lane 25-yard range. The WSCJTC has expressed a need for three ranges: two 20 lane indoor firing ranges at 25 yards and one 20 lane 50-yard indoor firing range. Ranges will be provided with fixed turning target system and a running man target system. The bullet trap is anticipated to be a rubber berm trap for use of recycled ammunition.

EVOC Driving Track

The WSCJTC currently sends all trainees to the Washington State Patrol EVOC track in Shelton. The distance and time it takes to travel to Shelton reduces training time. A new on-site EVOC driving course is highly desirable to meet the local jurisdictional training requirements for local agencies. Each element of the EVOC track will provide training for the specific needs of the WSCJTC.

Skills pad In addition to an on-site EVOC Driving Track, WSCJTC has a need for a skills pad for training. The size of the skills pad will depend on multiple factors including the training methods, cone course layouts and available area on the site.

Skid pad An asphalt area with a special surface that becomes slippery when wet will help train the WSCJTC officers in evasive maneuvers, keeping control and re-gaining control of vehicles.

Street Grid WSCJTC has expressed a need for a street grid for vehicle training. The street grid should not have structures or poles that could become a hazard to drivers. A signalized intersection will be provided at the appropriate location. The street grid should be adjacent to the EVOC course, Skills pad, and Tactical village to maximize cross-training environments and scenario opportunities.

EVOC/Skills pad Training building, Vehicle storage and Refueling

The WSCJTC also expressed a need for a dedicated fleet maintenance area for tires and oil changes with adjacent tool and parts storage. This area of the site will include an adjacent classroom, observation tower, bathrooms, and prop storage building. Near the training vehicle storage area will be a refueling station.

Brief/De Brief Pavilions

Outdoor pavilions provide quick on-site briefing and immediate short de-briefing without requiring the trainees to return to the classroom therefore saving time between training evolutions. This canopy can be partially or fully enclosed but ventilated naturally without mechanical HVAC

Dormitories To remove the burden of housing trainees off-site (at local hotels when the existing on-site capacity is reached, the WSCJTC has identified the need for dormitories that will house up to 350 trainees and in-service officers. The facility serves the entire state so overnight accommodations are required.

Cafeteria Food Services are required to serve all staff and trainees. In particular for resident training staying in the dormitory facilities. The WSCJTC has had success with their existing on-site cafeteria and would like a similar cafeteria added to the new program.

Administration Effective training requires the space and resources for a combination of private and open office areas, and collaborative meeting spaces.

Parking Multiple trainings happen simultaneously, graduations happen during training, re-certifications and in-service training s are all going on at the same time. Combined with instructors, administration

and fleet vehicle needs, the total on-site parking need is around 950-1000 spaces. The current site has approximately 300 parking stalls.

Security Site shall be secured by a perimeter fence and secure entry via gatehouse. Number of secure entry/exits to be determined. The existing site will require a buffer area for the residential community where lighted trails could be made for local use.

END OF SECTION

SECTION 3 – ANALYSIS OF ALTERNATIVES

ALTERNATIVES THAT WERE CONSIDERED

Alternative 1 - Do Nothing

With this alternative, no action is proposed beyond regular maintenance and minor repairs. This alternative was rejected as the existing conditions in the Cascade and Olympic Buildings, which already struggle to support the capacity needs of the WSCJTC for basic classroom and administrative functions, will become untenable. The much-needed expansion of the Firing Range will not occur, Dormitory space will not support the number to trainees that need it, and the need for high-quality, purpose-built scenario training venues, will continue to go unmet.

Advantages

- Lowest Cost Option
- No disruptions to on-going training

Disadvantages

- Training capacities will continue to be a limited due to insufficient existing facilities (Scenario Training, Corrections, Firing Range, BLEA classrooms and Defensive Tactics)
- The exterior envelope of the building will continue with unabated energy waste and continued occupant discomfort.
- The building will not contribute to accomplishing the energy/carbon-reduction/sustainability goals of Executive Order 20-01 and Executive Order 05-01.
- The agency will be limited in its ability to create the modern work environment envisioned under Executive Order 16-07.
- The HVAC systems will continue to age with increasing maintenance and repair/replacement costs.
- The electrical equipment and systems will continue to age with increasing maintenance and repair/replacement costs.

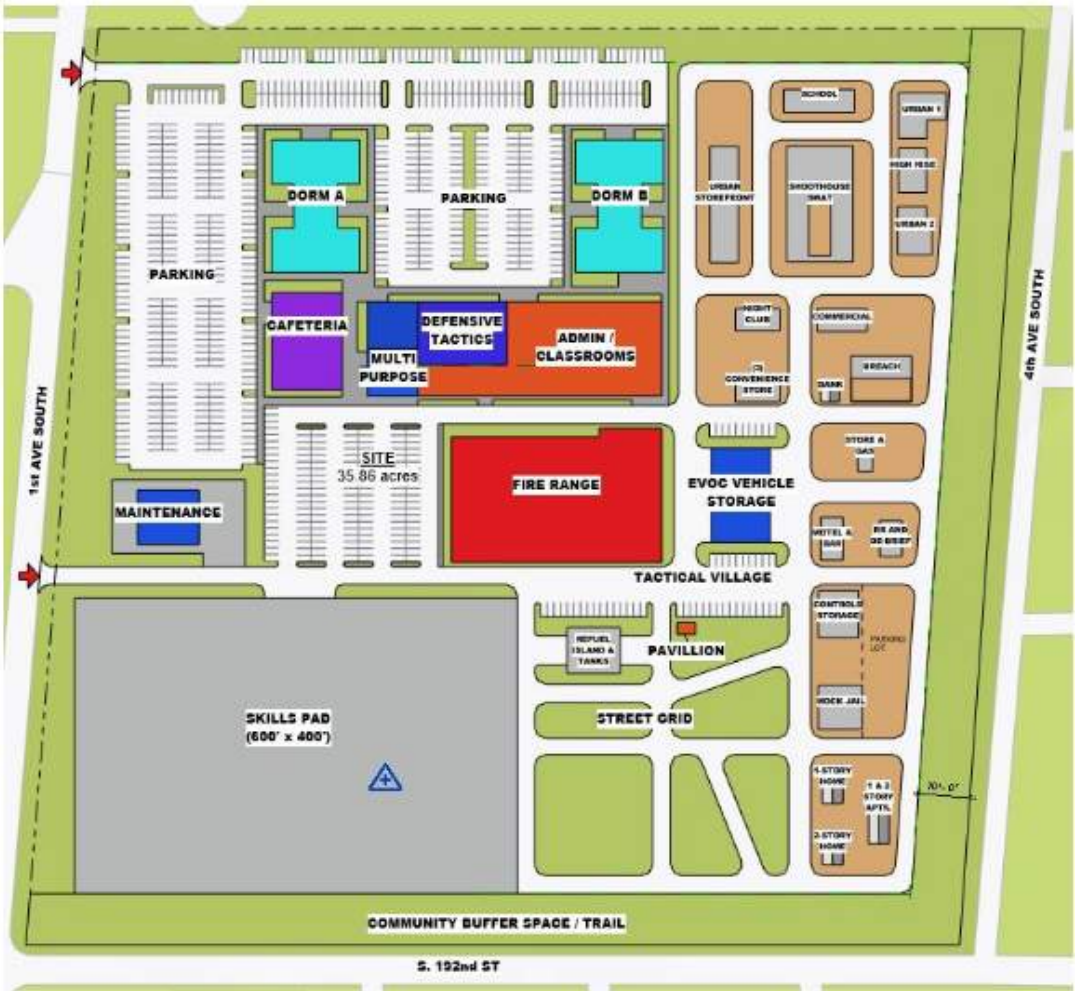
Alternative 2 - Renovate and Expand the Existing WSCJTC

This alternative proposes a site master plan for the existing WSCJTC site, to maximize the efficiency for academy and in-service / advanced training, and the effectiveness of training opportunities provided. This would require a complete redevelopment of the site which has allowed for neighborhood residents to walk through the site unimpeded. The site master plan recommendations incorporate site security and access controls for instructor. and trainee safety, as well as for the surrounding community. This study showed that an effective site layout would still not be able to support key training components, such as the higher speed EVOC driving course and EVOC street grid area. The existing site master plan identified how the Burien site can function much more effectively, but would still require offsite training to occur, with the inefficiencies and costs associated with that.

Even more challenging, the redevelopment of the existing campus would require that WSCJTC move offsite into rented/acquired and renovated facilities for an extended period, and then move a second time, back into the redeveloped facilities.

Conceptual Site Solution

The following conceptual site plan shows the extent of defined site and space needs which will fit on the existing WSCJTC site. The most notable exclusions are the functions associated with EVOC and other vehicle skills training.



Advantages

- Will be able to address many of the existing space needs though not all.
- Will be able to add state-of-the art equipment and increase training modalities.
- Facilitates transformation of administrative offices to flexible, technology-rich modern workplaces.
- Lowers energy use from improved envelope, new HVAC systems, utility, and incorporates Net-Zero & Net-Zero Ready features.

Disadvantages

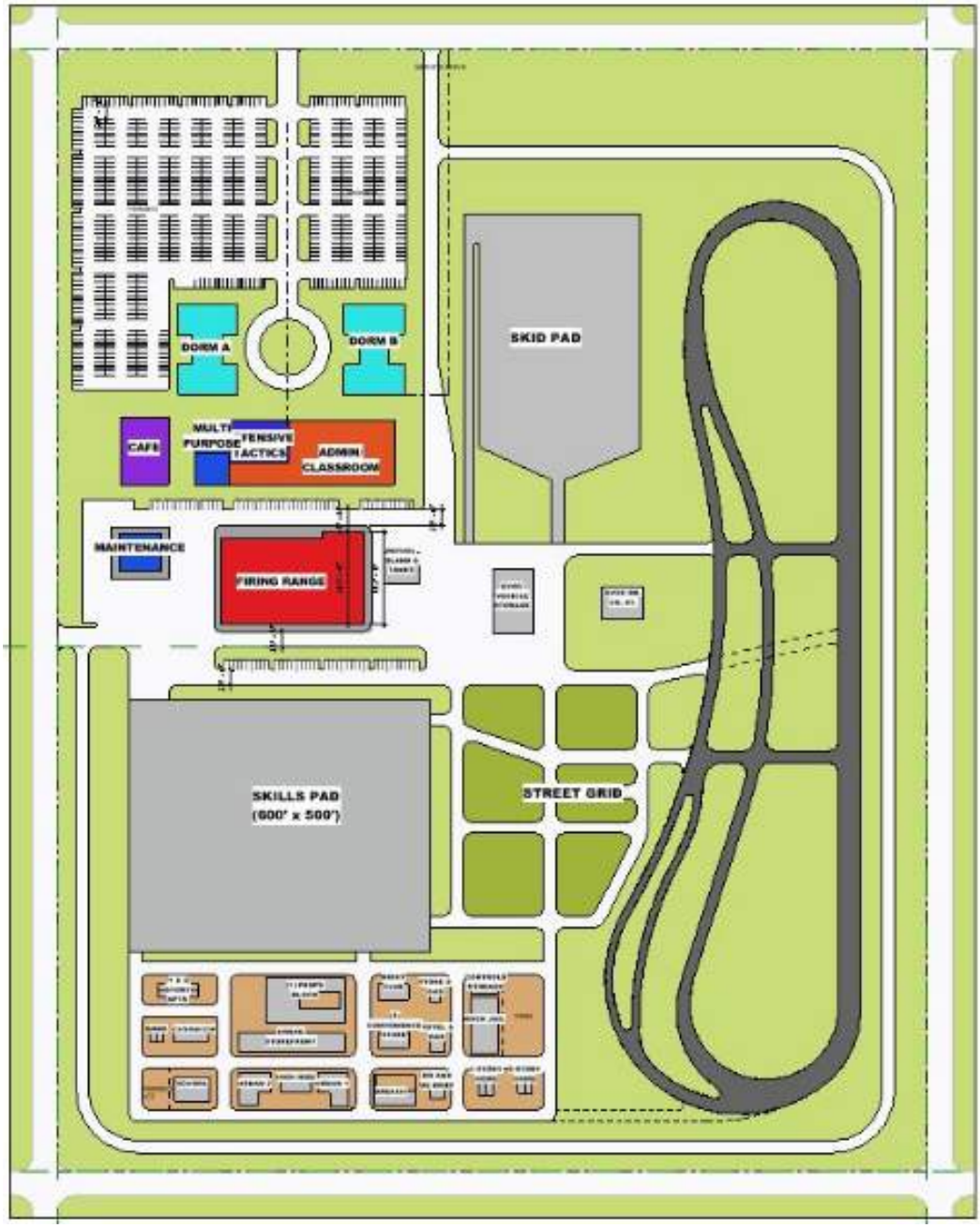
- In this option, you would still need to use Shelton/or someplace else for EVOC driving, skid pad, and the skills pad.
- During construction, WSCJTC would need to find an alternate location to train new recruits and advanced level training for serval years. This would add additional costs to move the staff and training equipment to a new location. otherwise training and work would be interrupted with construction ongoing during classes.
- The full revitalization of the WSCJTC would require multiple projects and several construction phases. The time to complete will be longer than the preferred Alternative.
- A parking structure may be required to accommodate needs and preserve critical site space.

Alternative 3 - Replace the WSCJTC on a new site

This Alternative proposes a site master plan for a yet to be determined site, identifying the usable area required to accommodate all needed training components, with the desired component adjacencies. This information will be used to support the state's search for an appropriate property for a new comprehensive WSCJTC location. This option can allow for a future single training site solution, and a single move to a new site, with minimal impact on the WSCJTC training schedule

Conceptual Site Solution

The following conceptual site plan shows the full extent of defined site and space needs. It will require a site of 75-100 acres. An ideal site would be one already owned by the State of Washington and located in the King/Pierce County area.



Advantages

- All classroom spaces will be design for flexibility and adaptability for a variety of training needs.
- All training spaces will be purpose-built for their intended teaching modalities.
- A shorter time frame for full execution than Alternative 2.
- A new campus with every opportunity for energy efficient and green buildings, improved flow/layout of campus to allow for a growing agency.
- More efficient for recruits and students to navigate the campus more easily in between training transfers.
- Fully support the WSCJTC strategic goals.

Disadvantages

- Cost to acquire a 75–100-acre parcel in an area that would limit the impacts to the community around the new training facility. Paying for existing facility while the new facility is being built. Could impact current staff and recruiting of officers to fill training positions at WSCJTC.

CONCLUSION

Alternative 2 - Renovate and Expand the Existing WSCJTC. The inability to place all training needs on-site, and the challenges/impacts to existing operations during construction activities will place untenable restrictions on training that already struggles to keep up with demand. For these reasons, this Alternative is not desirable.

Alternative 3 – Replace WSCJTC on a new site, is the preferred alternative. This is the most appropriate alternative, as it:

- Will allow full realization of all CTJC space and site needs.
- Provides best value for long term facility needs.
- Elects to replace rather than renovate buildings in order to provide greater efficiencies through consolidated program space that enhances collaboration and multi-modal learning settings. The selected alternative creates a single, larger, multi-program facility which reduce physical separation of opportunities and encourages the sharing of resources.
- Keeps existing high demand programs operational during construction
- During construction, allows programs to remain on the CJTC campus rather than off-site.

END OF SECTION

SECTION 4 – DETAILED ANALYSIS OF THE PREFERRED ALTERNATIVE

PREFERRED PROJECT DESCRIPTION

The proposed project will be a full replacement of the WSCJTC on a yet to be determined site. The new site will need to be in the range of 75-100 acres. The selected site will need to be generally flat to support the EVOC road track, Skills Pad, Skid Pad, Steet Grid and Tactical Village. The site will need to support approximately

- 260,000 gross square feet of building and structures
- 280,000 square feet of site development
- 375,000 square feet to Parking and Roadways
- 1,325,000 square feet of roadway pavement, flat training surfaces, and landscape/storm pond development for the EVOC site area.

Occupancy The proposed project, described below will support:

Staffing	Administrative Staff (Includes support staff)	44
	Training Staff and Administration	45
	Maintenance Staff	8
	Cafeteria Staff	4
	Firing Range and EVOC Staff	13
		114
Instruction	BLEA classroom seats	150 – 175
	Advanced Training classroom seats	30 – 35
	Corrections classroom seats	60
	Auditorium/Multipurpose seats	300
		540 - 570
Dormitories	BLEA	300 beds
	Other programs and Visiting Trainers	75 beds
		375 beds
Food Services	Cafeteria seating	**212** seats
Parking	Staff and Visitors	471
	Dormitories	370
	EVOC fleet vehicle parking	52
	Indoor Firearms	11
	Tactical Village	41
	Maintenance	5
	Cafeteria/Food Services	23
		973

Basic Configuration

Organization of the proposed project site will be dictated by the safety and security requirements of the various areas and functions. Three primary areas are anticipated and will have access controlled so that areas were ammunition or vehicles are in use, are provided with high levels of monitoring and safety procedures are in place. Visitor access will be restricted throughout the facility.

The Administrative, Classrooms/Specialty and Scenario Training, Fitness and Defensive Tactics, Dormitories, and the Cafeteria functions will be grouped together. They may even be combined into a singular, multi-story structure. These functions will also be located near the main campus entry and next to primary parking areas serving all staff, trainees, and visitors.

The Firing Range is expected to be a standalone facility that is fully secured as it will be the only building on campus were live ammunition will be used.

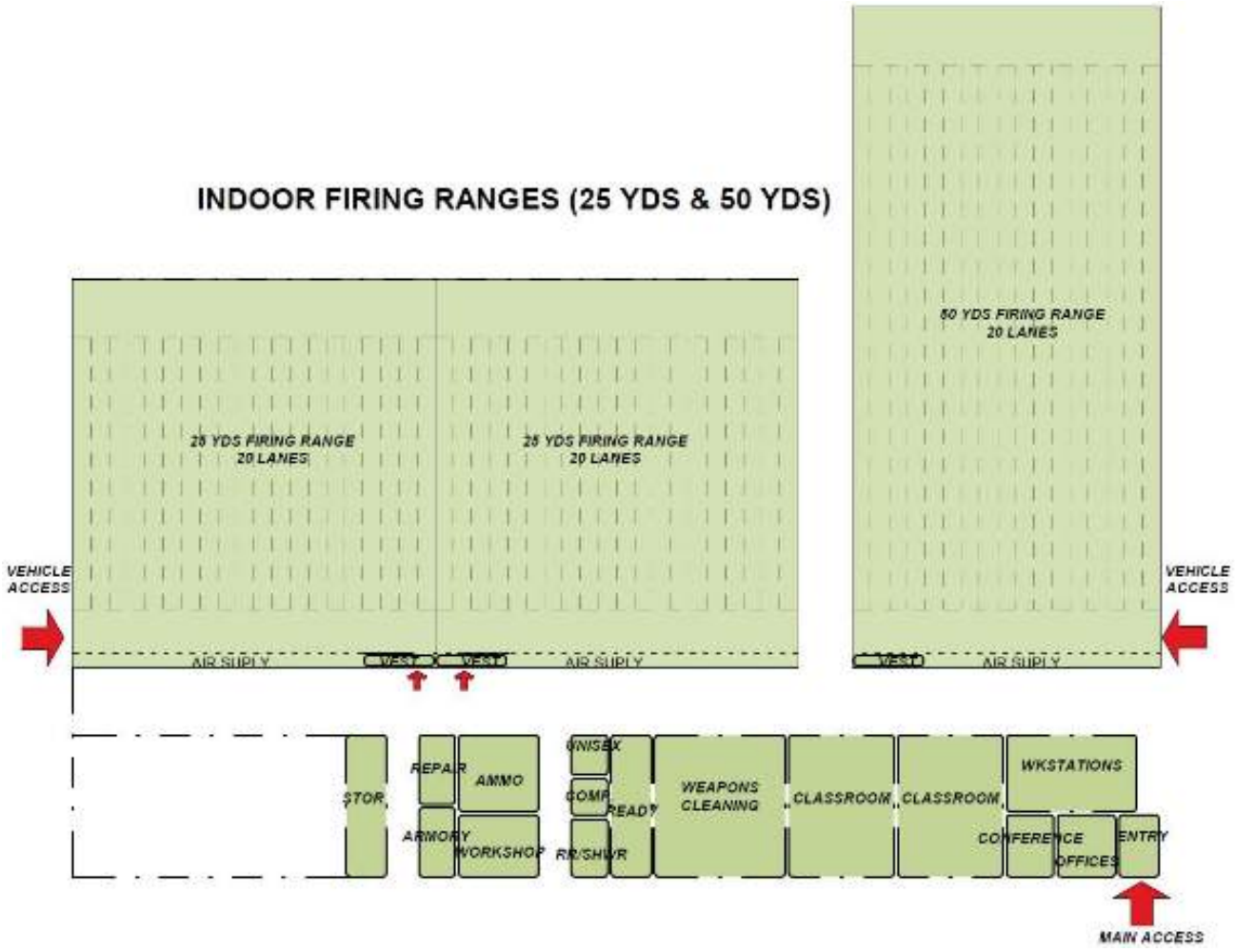
Separated from the other structures will be all function where vehicles are integral to the training. The Tactical Village, Street Grid, Skid and Skills pads and the EVOC track will be collocated. This ae

TRAINING CONCEPTS AND ADJACENTIES

WSCJTC training leadership have identified various training components for the long-term WSCJTC needs. The following discussion describes these components, their concepts, and appropriate adjacencies.

Indoor Firing Range

The Washington Criminal Justice Training Center (WSCJTC) has expressed a need for three tactical indoor firing ranges - two 20 lane indoor firing ranges with a maximum 25 yards firing distance and one 20 lane firing range with a maximum 50-yard firing distance. WSCJTC desires. Two targets lines for a fixed turning target system and a running man target system. A rubber media bullet trap is anticipated.



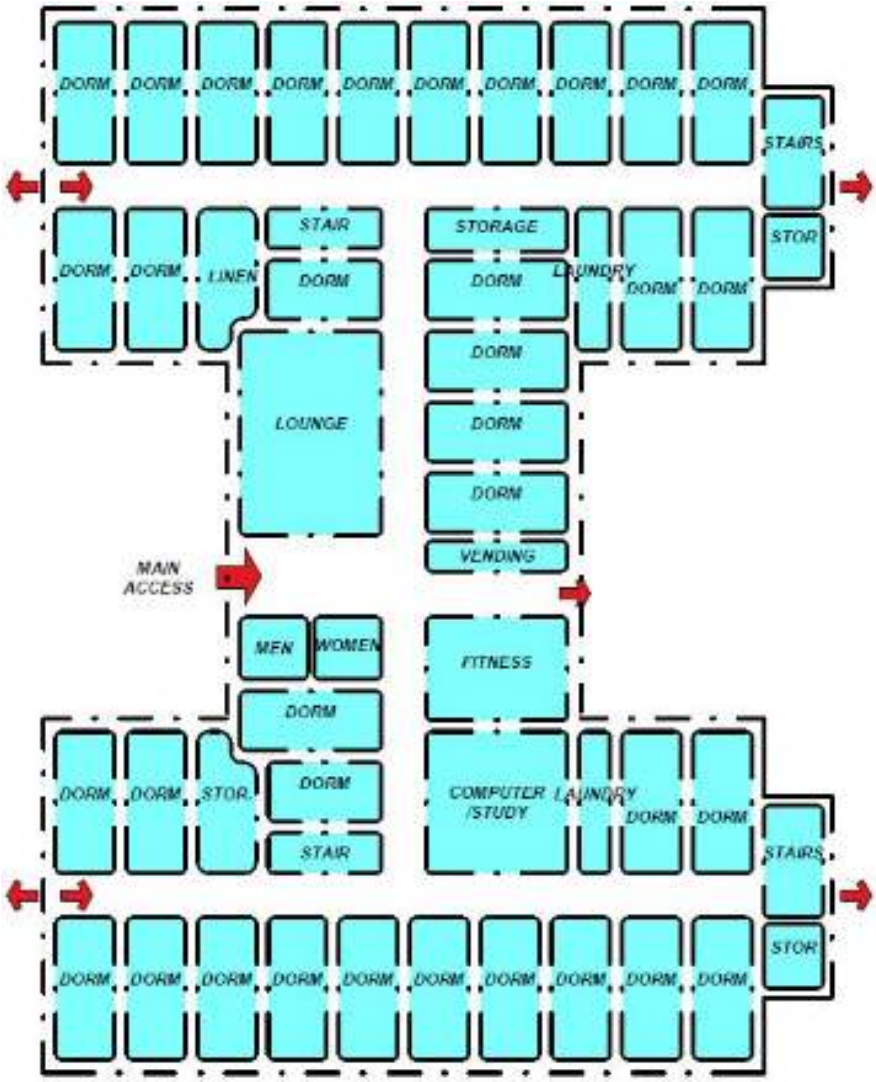
Needs and Characteristics

- WSCJTC anticipates have one large, dedicated firing range classroom that can be subdivided into two classrooms that can accommodate 35-40 people each. This will accommodate the periodic need of two classrooms with the operation of 3 indoor firing ranges and minimize trainee downtime and scheduling disruptions.
- Two supervisor private offices are anticipated at the range complex.

- Ten staff workstations are anticipated adjacent to the private offices for easy supervision and coordination.
- The new state-of-the-art, tactical indoor firing ranges anticipate 5' wide firing lanes trainee safety and comfort, especially when firing large caliber rifles.
- The firing range complex shall be independent from the main academic building and anticipates 50 dedicated parking spaces. The firing range complex will require controlled access through the main admin/academic building or through perimeter site security and will also incorporate access control and safety features at/within the building.
- The indoor firing range complex will need to accommodate Bearcat access.
- Consider that the range building will likely need to have a courtyard separation between the 25-yard ranges and the 50-yard range, to accommodate vehicular access and exiting requirements. This yard area can also accommodate ground mounted equipment and prop storage.
- Dedicated support spaces shall be allocated for the safe and effective operation and maintenance of the new firing range complex. These support spaces include ready room/area space, armory, ammunition storage, weapons cleaning, etc.
- The indoor firing range shall provide a climate-controlled environment for training staff and trainees. The temperatures for the indoor firing range environment can have a wider swing of high and low temperatures, to be defined by WSCJTC during the design process. Humidity control is also important, and the range ventilation system shall seek to accomplish this.
- The ammunition storage room will be climate controlled and will consist of multiple compartments to accommodate WSCJTC primarily, and other contracting partner agencies. The ammunition storage shall be accessible for easy large vehicle deliveries due to the significant weight of ammunition
- Anticipate heavy duty ammunition storage racks, consider higher storage shelving units and a pulley lift or ample space to accommodate safety and efficiency for storing and retrieving ammunition.
- Firing range storage shall be allocated for training props (for use in the firing range) and HEPA vacuum, maintenance equipment and supplies.
- Armory (weapons vault) space shall be allocated with efficient and secure storage for approximately (30) 9mm handguns, (20) simunition guns, (12) AR rifles and (12-15) shotguns.
- Within the armory/weapons repair space, anticipate (4) armorers' workbench stations, with each station at 5' wide and equipped with task lighting, compressed air, and lateral exhaust, along with shop sink equipment and tool storage.
- A weapons cleaning room with 30 stations shall be in close proximity to the 25 yard and 50-yard firing range access. Each weapons cleaning station shall be equipped with task lighting, filtered compressed air ports, upper and lower shelving, and lateral exhaust. Consider using high stool/stand-up height workstations. A counter shall be provided for a hand washing sink, ultrasonic cleaner and a weapon clearing port.
- A ready room/area shall be equipped with eye and ear protection, equipment/supplies storage, and be located adjacent to the firing range access and near toilet facilities.
- The instructor office/workstation space shall be in close proximity to the trainee access to the firing range and armory/weapons repair
- Two unisex restrooms are needed, one with a shower for the instructors to utilize as needed.
- A conference room is needed shall and shall be located in close proximity to the range offices and classrooms
- A workshop to build and repair props for the range is needed at the range complex
- Outside covered space for recycling / brass storage is anticipated adjacent to the Range complex where it can easily be picked up by truck.

Dormitories

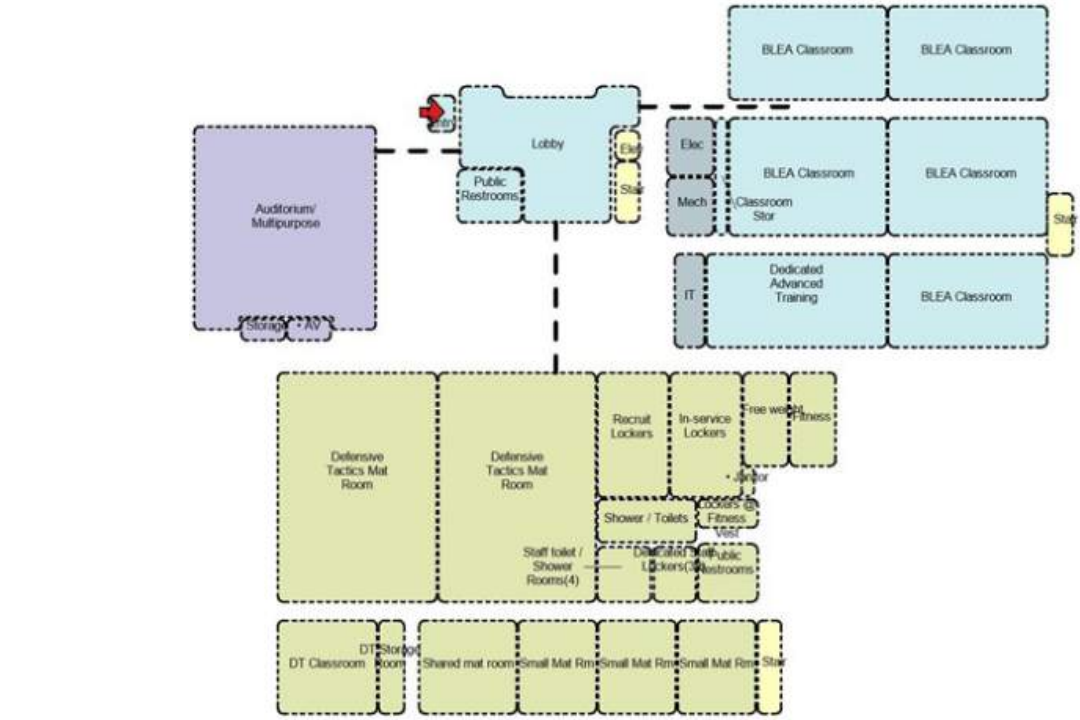
WSCJTC has identified the need for dormitories that will house up to 350 recruit and in-service trainees. The facility will continue to serve trainees from across the state, so overnight accommodations are required. The capacity of dormitory accommodations is a limiter to the number of recruits trained per year.

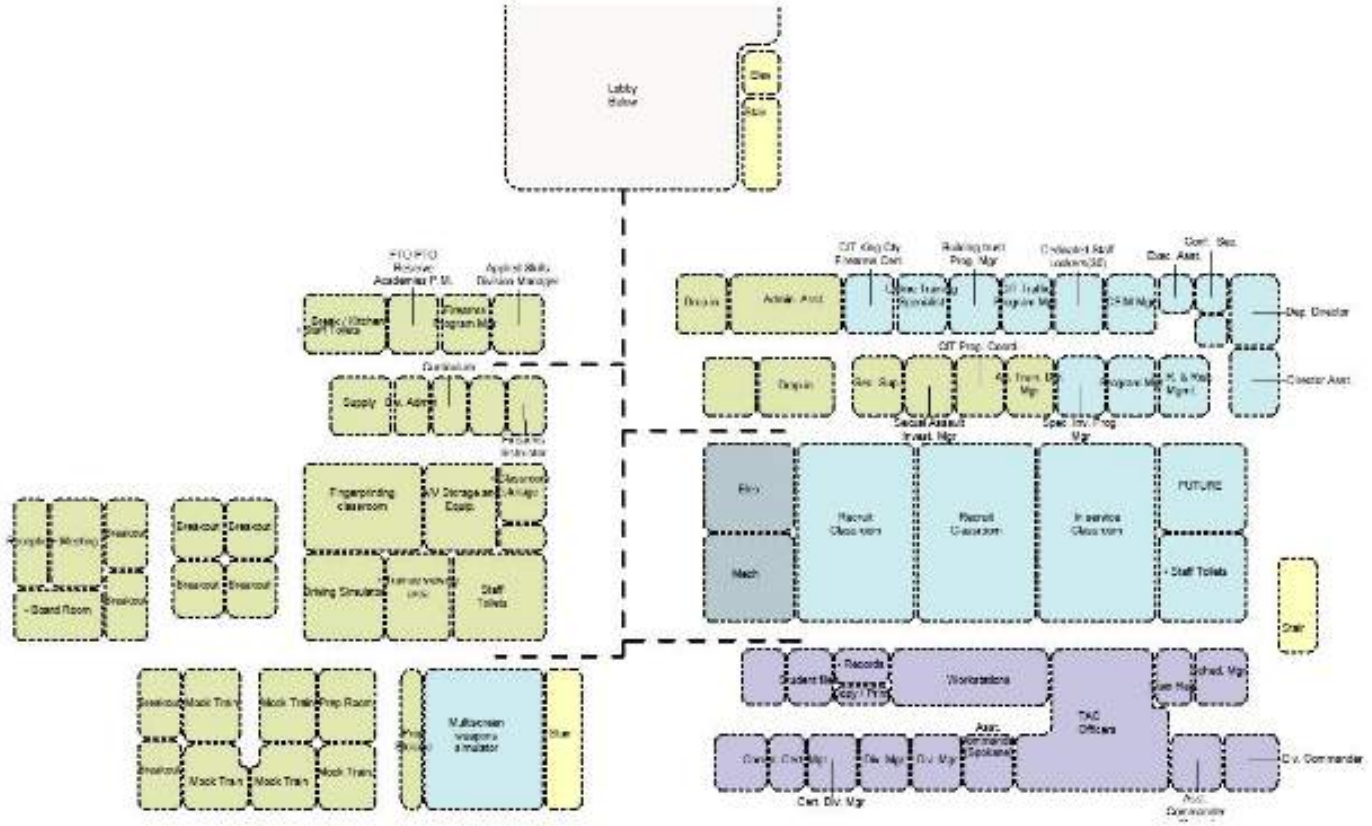


Needs and Characteristics

- The dormitories will need to house up to 300 recruits and 50 in service.
- The dormitories will need to have laundry services and study/lounge areas.
- Each dormitory shall incorporate one area for a large television monitor and group gathering space. An area for quiet study shall also be provided
- A fitness area will be provided at each dormitory

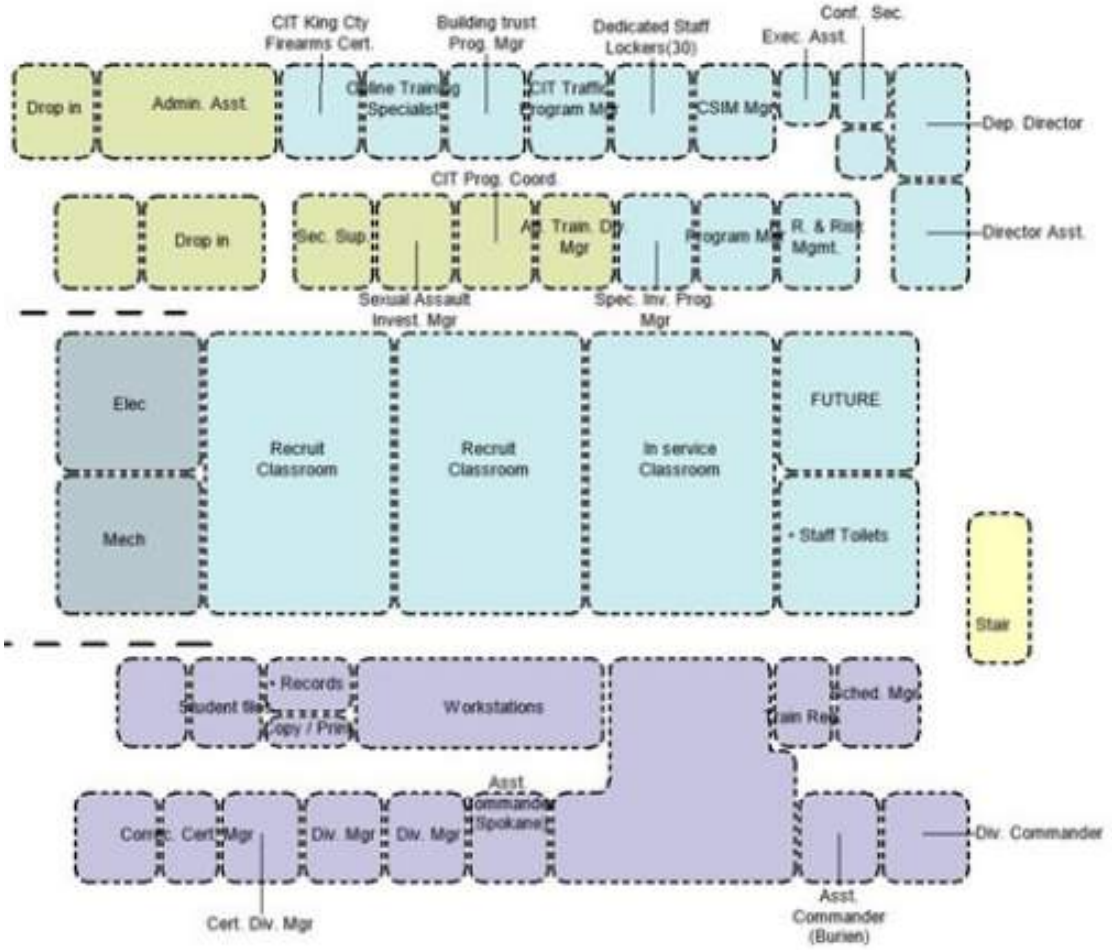
Academic and Specialty Training
Adjacencies





Academic and Specialty Training

Effective training management and instruction requires the space and resources for a combination of private and open office areas, and collaborative meeting spaces. The training office area at WSCJTC will require:



Needs and Characteristics

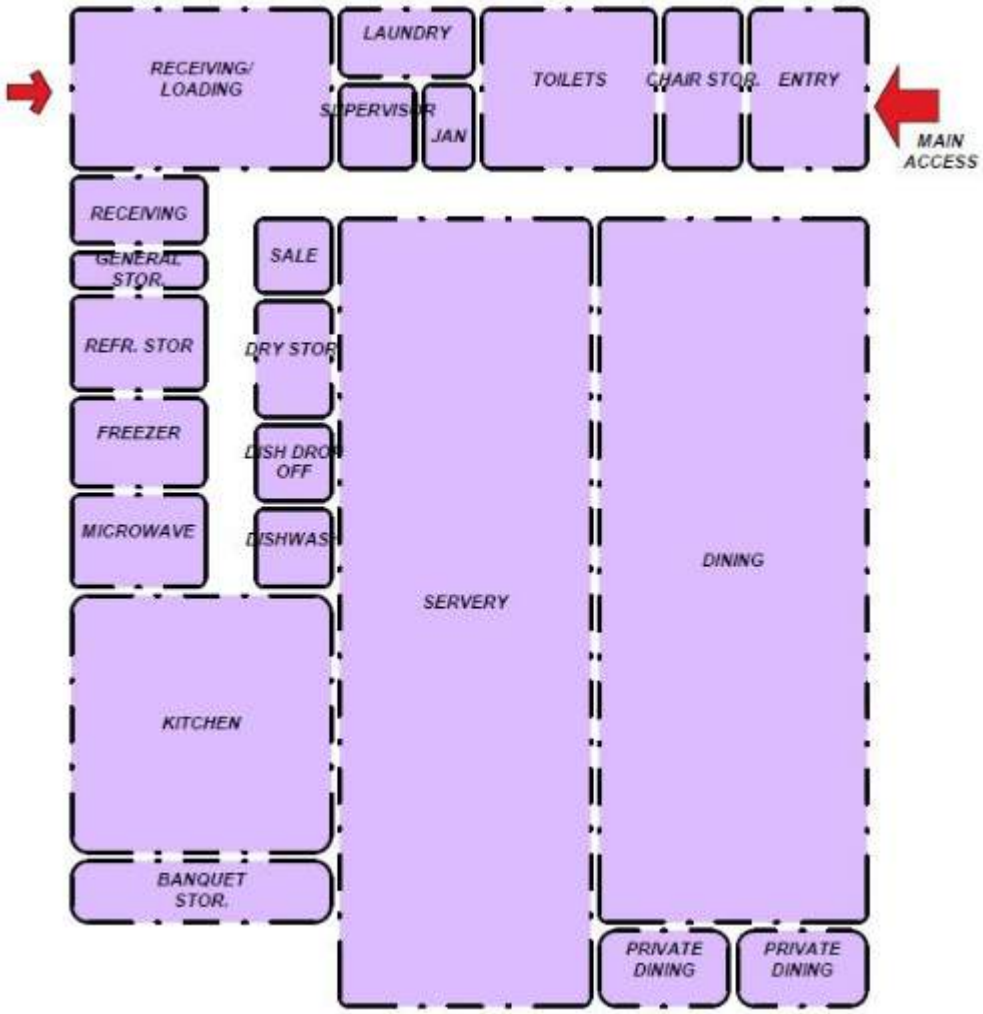
- A secure/controlled access point from the lobby to the administrative office area near the administrative secretary's office. A discreet and secure holding area should be directly adjacent to the lobby for unexpected security/safety situations.
- The administration portion of the building must be designed to accommodate future growth, similar to the various training components. The WSCJTC shall plan for a future 20% increase in staff in addition to the program.
- Private offices will be adjacent to associated open office areas for effective workflow and supervision.
- Consider an open conference area centrally located in the training office area as well as a private conference room to provide formal and informal meetings.

- Certain offices have been identified that require their own small conference room and administrative assistant within the office space.
  - The ability to secure and control access to the building, including from a remote location, is important. The administration area(s) and satellite reception/work desk at the entry should accommodate 74 full-time personnel in the building, a large conference room, storage, copy/print/break room, a coffee alcove, and toilet facilities solely for the administration. The WSCJTC shall also plan for a future 20% increase in staff as well as the space to accommodate that staff in addition to the program.

- WSCJTC has identified a need for an auditorium that will accommodate 300 people for graduation and other ceremonies. Consider adjacent classrooms with operable walls and A/V, which can flexibly support this function as well as providing the ability to augment the capacity with remote viewing. A portable platform will be used as needed and storage provided when the stage is not in use.
- A lobby is anticipated with a/v monitors and displays, with room for a few chairs and a dedicated reception/administrative assistant area to provide a secure access point. The administrative assistant shall be able to provide updates and changes to the classroom schedules.

Cafeteria

WSCJTC has had success with their existing on-site cafeteria and anticipate a similar cafeteria model, with additional space provided for some kitchen support spaces, and to accommodate

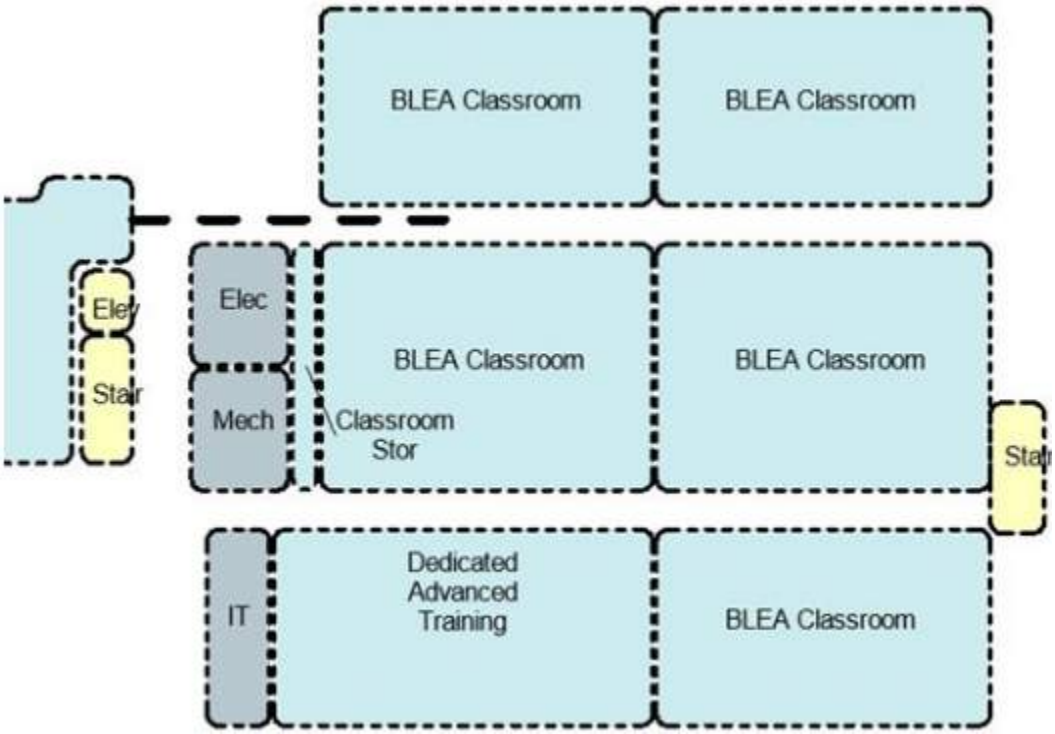


Capacity Requirements:

- 280-300 trainees and staff per day
- 200-225 trainees and staff at a time

Standard Classrooms and Support Spaces

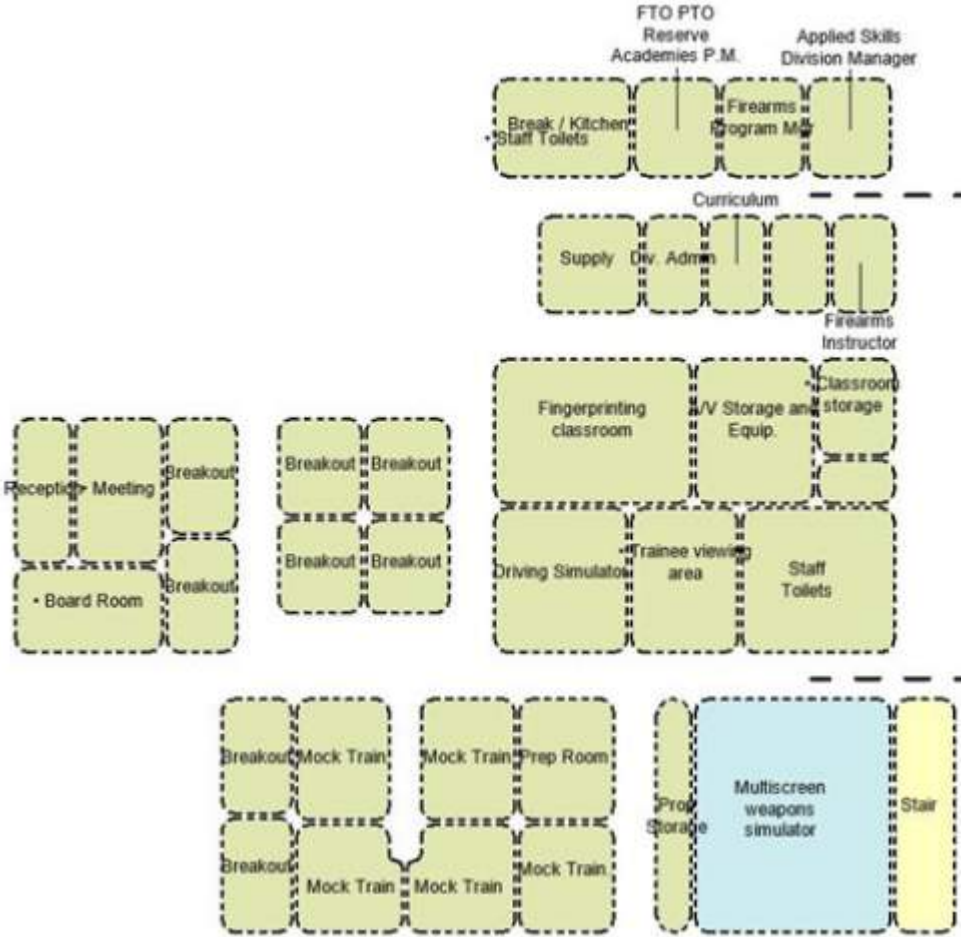
The training staff at WSCJTC have identified 5 large subdividable classrooms for basic law enforcement academy (BLEA) training, 1 large subdividable classroom for corrections recruits, a fingerprinting classroom, and 1 in service classroom for corrections. Additionally, there will be 1 large subdividable dedicated advanced training classroom.



Needs and Characteristics

- Each classroom shall accommodate 30-40 students on each side of the operable walls.
- Provide three independent classroom storage spaces. storage for additional tables and chairs.
- The classrooms will need to accommodate various table and chair layouts, and ability for various workgroups to present. Each classroom should consider whiteboards and projectors at each wall with A/V while providing a minimum 10-foot-deep space for presenting when using chairs and desks in rows.
  - Consider incorporating coat and cubby storage at or near each classroom.

Specialty and Scenario Training Classrooms

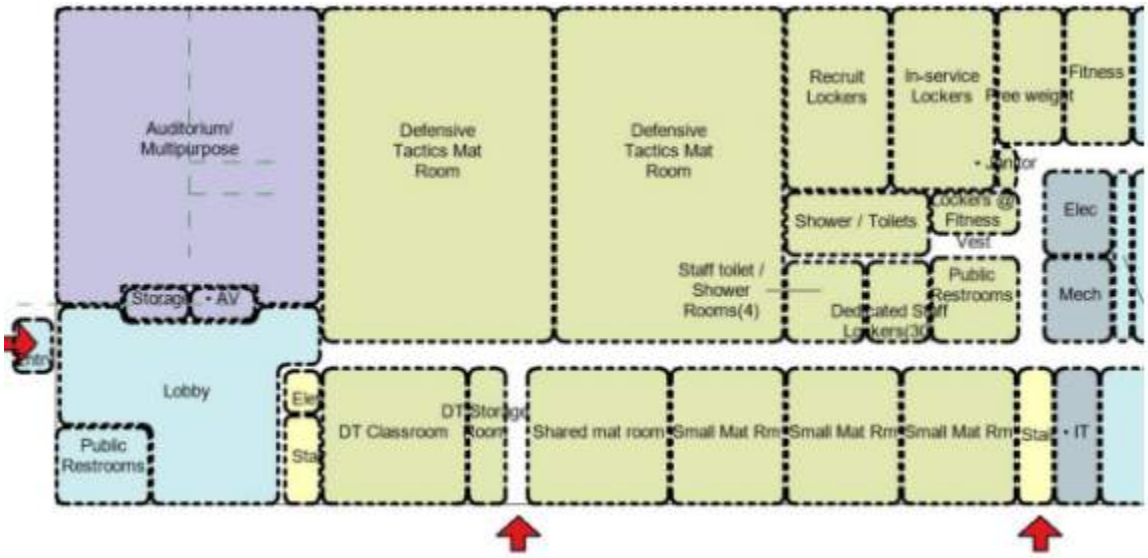


Needs and Characteristics

- Two separate simulator rooms are required for training at the WSCJTC. A driving simulator room sharing a controlled access vestibule, with a large 300-degree / 5-screen simulation room is desired. Consider a viewing window and a space for trainees and instructors to observe the training simulations within the room. Training can be enhanced by trainees being able to observe trainee simulation scenarios, prior to their turn in the simulator.
- The training simulation rooms would include space for a Police Training use-of-force simulator. Equipment storage should be accessible to each space. Accessibility to the training simulator room should be from a secure/vestibule or hall with lockers for duty weapon storage. Consider equipping the room with an illuminated 'in-use'/ 'available' sign or similar 'red' and 'green' lights to facilitate the use of room.
- The simulator rooms shall be sound isolated from adjacent spaces.
- Provide 8 smaller scenario/breakout rooms for "soft" scenario training before moving on to the tactical village immersive training scenarios.

Defensive Tactics/Fitness/Lockers and Showers

WSCJTC has expressed a need for 2 large dedicated defensive tactics training rooms, 3 smaller mat rooms for simunition and scenario training, a DT classroom and a DT storage room. These spaces must accommodate specific guidelines for training, and incorporate items such as wall pads, resilient rubber flooring, and/or DT mat.



Needs and Characteristics

- The DT rooms shall have direct access to DT equipment storage.
- The DT training rooms would be accessible from a secure hall for controlled access and equipped with secure lockers/cubbies to store any duty weapons.
- The DT room should anticipate suspended ceiling fans, and a minimum clear vertical height would be 10' AFF (consider 11' clear). If vehicular access is anticipated, a durable rubber flooring should be provided separate from the mat area.
- WSCJTC has identified a need for a fitness area with free weights, cycles, treadmills, and a mat area for calisthenics. 40 fitness lockers at this area. Confirm Fitness locker size.
- Anticipate 2 wall mounted pull-up bars and 4 heavy bags in the large defensive tactic's rooms.
- Fitness/Wellness/Locker facilities should accommodate 230 lockers, 100 for in service that are half height 24" wide and 24" deep, 100 for recruits that are half height 24" wide and 24" deep and a separate 30 lockers for staff that are full height, 24" wide and 24" deep with a lower drawer/bench.
- The staff locker room shall have 4 dedicated toilet/shower rooms.
- Individual shower compartments should include a personal drying area as well, preferably with frosted doors or curtains to subdivide the showers from the drying area from adjacent circulation.
- Lockers will be half height and 2' wide and will stack 2 high.
- Anticipate a janitor room with adequate space for cleaning supplies.

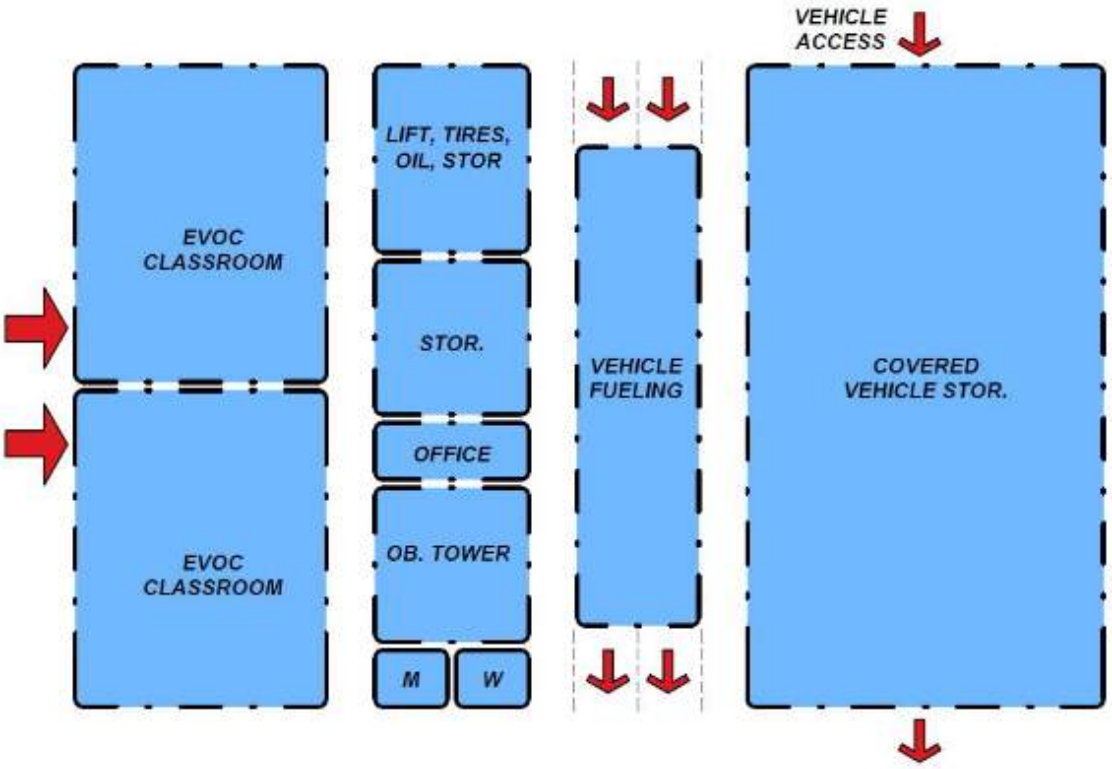
EVOC - Emergency Vehicle Operating Course

The new asphalt EVOC driving course is anticipated to meet the local jurisdictional training requirements for local agencies. Each element of the EVOC track will provide training for the specific needs of Washington WSCJTC.

Needs and Characteristics

- The EVOC training course support building, located adjacent to the track will include a subdividable large classroom, restrooms, offices, prop storage and an observation deck for supervision of training.
- The driving track design shall accommodate a site drainage solution that will mitigate storm water flooding over the driving surface.
- The EVOC will accommodate multiple vehicular access points, and an ability to change course directions. The asphalt driving course will include road access to the street grid, tactical village, and skills pad. A signalized intersection is anticipated, with any poles far from the track or street grid.
- The EVOC shall have minimal site lighting for night driver training. Any light poles included shall be distant from the driving surfaces.
- (See EVOC training and maintenance building diagram). Additional EVOC support facilities include covered parking for police training vehicles, an outdoor shade structure, vehicle refueling station, and an outdoor storage area for related equipment.

EVOC Training, Maintenance Building and Vehicle Storage

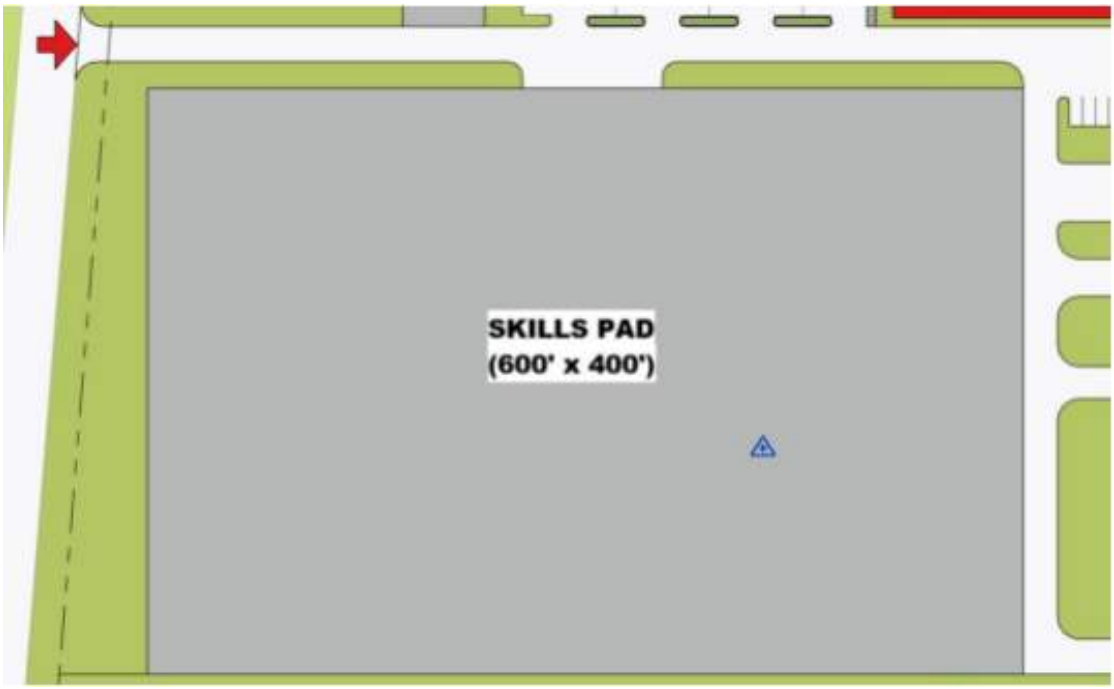


Needs and Characteristics

- A space shall be provided for 30 training vehicles will be stored under a canopy
- There will be a separate vehicle refueling station near the covered vehicle storage.
- The WSCJTC also expressed a need for a dedicated maintenance area for tires and oil changes with adjacent tool and parts storage.
- There will be a wash bay with car vacuums at one bay of the covered vehicle storage area. The building will also have a Large subdividable classroom, offices prop storage and an observation tower

Skills Pad and Skid Pad

WSCJTC has expressed a need for a skills pad for slow speed vehicle training. The size of the skills pad is anticipated to accommodate a variety of cone course layouts and training scenarios.

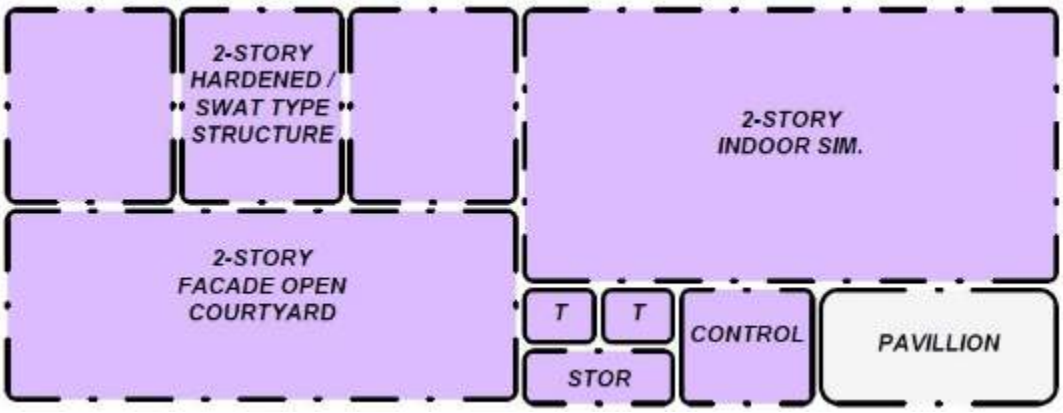


Needs and Characteristics

- A skid pad is desired, however, due to space constraints at the existing site, it will be anticipated in a new site scenario.
- A connection to the street grid and higher speed driving course will enhance training options as well as optimize the size of the skills pad.
- Confirm PIT training will also be performed on the skills pad.
- The pad should slope at no more than 2% to allow water drainage but not impede training activities.

Simunitions Shoot House

The shoot house will incorporate certain specific training environments including a double loaded corridor with access to multiple spaces on both sides for room clearing with unique door swings and door locations into adjacent space

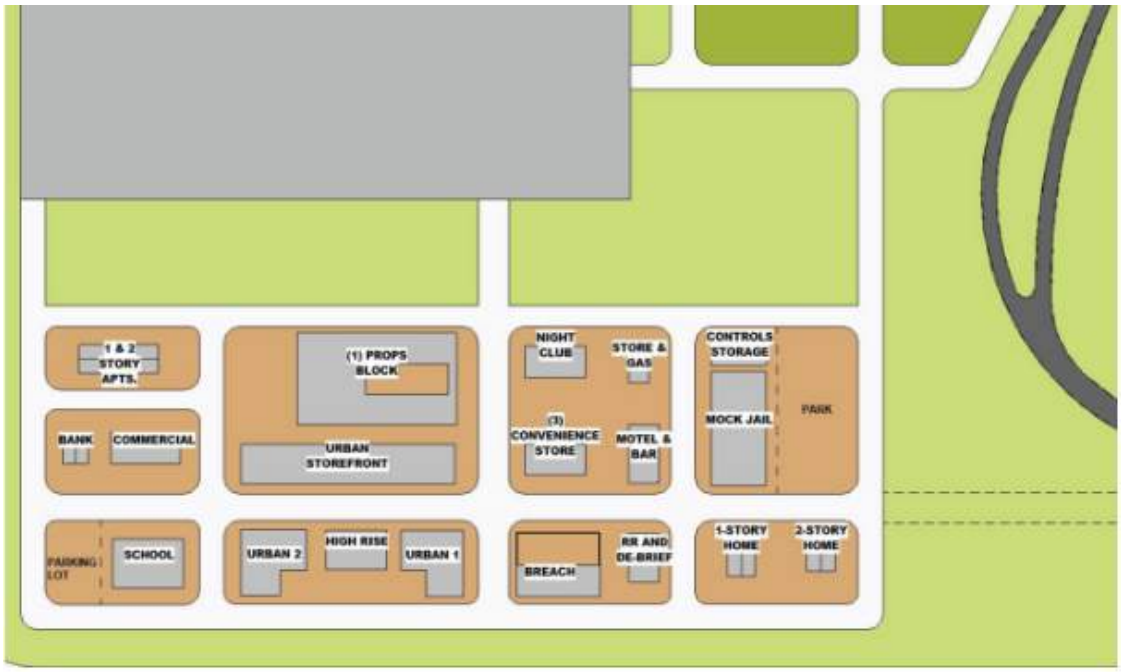


Needs and Characteristics

- A 2-story space with an open stair to a balcony or "loft" style space.
- The 2nd story space above the double loaded corridor will have high ceilings with moveable walls.
- •Provide a 2nd story façade with an open courtyard leading to 3 doors into independent
- enclosed space. Once inside the 2-story façade a catwalk at the 2nd story level will be provided to oversee training in the courtyard below as well as the breach tactics into the 3 enclosed spaces.

Tactical Village

The Tactical village will have multiple styles of mock buildings for versatility in specific training scenarios.



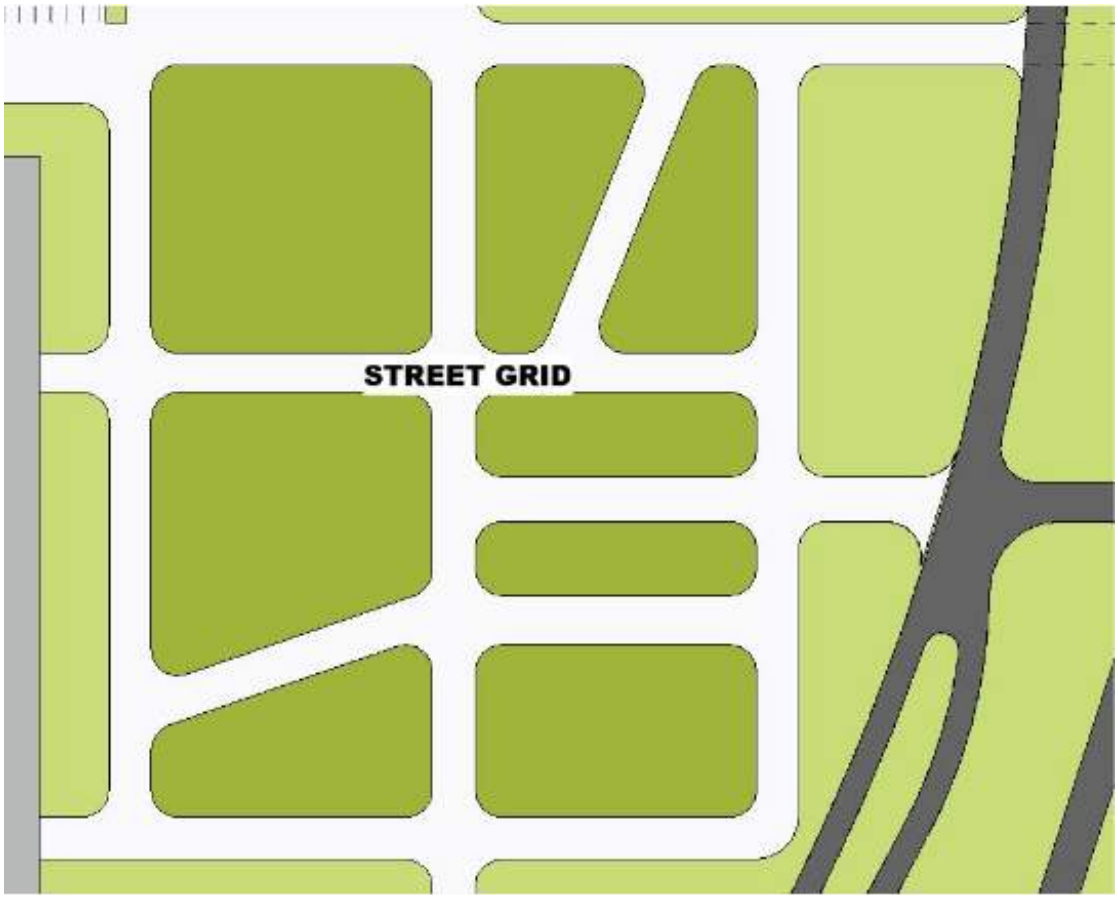
Needs and Characteristics

- WSCJTC corrections department has a need for a mock jail cell and processing center. This will be in the tactical village and will include the sally port, cells on two levels, day room, medical office, interview room and courthouse to improve training.
- Corrections is an essential element to the training program at the WSCJTC. The use of a mock courtroom will be beneficial to police and corrections training.
- A vehicle inspection bay, evidence processing, and a classroom will all be part of the mock Jail/courtroom building.
- Specific Elements of the tactical village include:
    - Bar
    - Small business office
    - Convenience store
    - School classroom
    - Residential / apartment rooms
    - Prop storage
    - Actor changing / toilet room
    - Scenario training waiting (waiting chairs)/admin workstations
    - Use the mock classroom for debrief
    - Equipment storage
    - Utilize garages and closets for storage throughout the mock city.
    - janitor room (dedicated or located in proximity)
    - Mock downtown urban environment
        - Storefront on both sides of street
        - Mid rise
        - High rise
        - Stairwells and stair towers
    - Include body cam brief and de-brief
    - Two-store Shoot house

- HVAC at tactical village: Confirm what interior environments the WSCJTC would prefer to have climate controlled.
- Not all buildings will be required to be mechanically cooled/heated but some ventilation to keep mold out is desired.
- The Tactical Village shall be developed around a street grid concept, creating 'blocks' for the primary training structures. The streetscape creates a more realistic context for training scenarios than with stand-alone structures. These scenarios can begin and end at a particular structure or 'block' or begin at various site locations. If site area can accommodate, a 'county road' driving area that is not grid-like is desired

Street Grid

WSCJTC has expressed a need for a street grid for vehicle training.

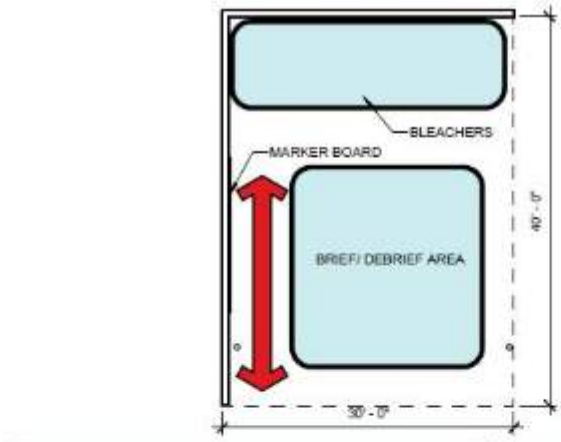


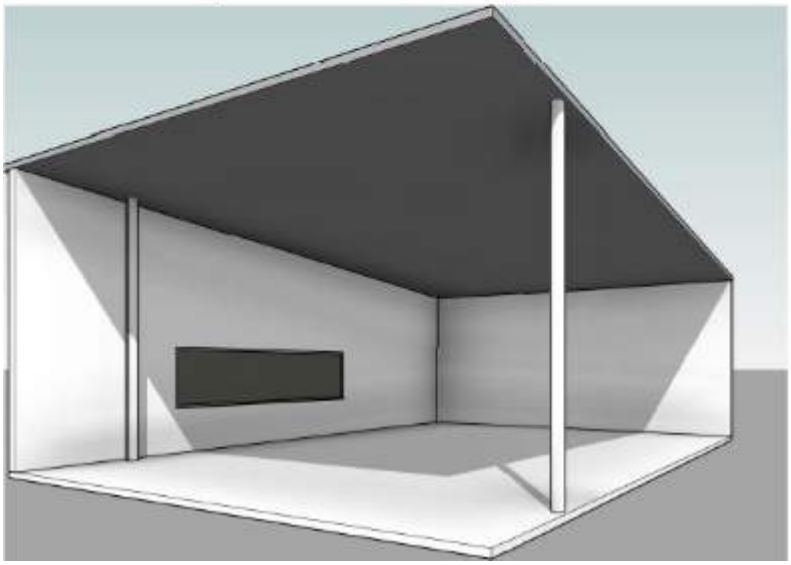
Needs and Characteristics

- The street grid should not have structures or poles that could become a hazard to drivers.
- A signalized intersection shall be provided.
- The street grid should be adjacent to the EVOC, Skills pad and Tactical village to maximize the training environment and scenario opportunities.

Brief/Debrief Pavilion

Outdoor pavilions provide quick on-site briefing and immediate short de-briefing without requiring the trainees to return to the classroom therefore saving time between training evolutions. This canopy can be partially or fully enclosed but ventilated naturally without mechanical HVAC.





Needs and Characteristics

- The street grid should not have structures or poles that could become a hazard to drivers.
- A signalized intersection shall be provided.
- The street grid should be adjacent to the EVOC, Skills pad and Tactical village to maximize the training environment and scenario opportunities.

SITE ANALYSIS

Existing Site

WSCJTC is currently on an existing site that was not originally designed for law enforcement training. Because of the lack of appropriate structures and limited site area, all or nearly all of the existing buildings would need to be removed from the site and new structures would be built to meet their current needs. The existing site is surrounded by a residential neighborhood, where residents have had uncontrolled access through the site for many years. Vehicle and outdoor training could be within earshot of the surrounding homes, with a perceived negative impact. If the existing site is redeveloped the WSCJTC will also need to find a temporary facility to continue functioning while the site is redeveloped. Additionally, the site is too small to accommodate all of the needed training elements. The existing site (NW quadrant) may also have wetland areas that cannot be built on.

New Site

A new larger site would be required to fit all the identified training elements. Based on the Site Needs Analysis, it appears that a site with a net usable area (area usable to training elements, building, site development, parking etc. of approximately 50 acres. When performing site selection, additional area may be needed for any required buffers (residential, environmental), unusable topography, stormwater ponds, centralized power plant, etc. It is recommended that site be sought in the range of 75-100 acres.

Utilities

Existing and future utilities to site have yet to be determined. The anticipated redevelopment of the site would attempt to locate primary buildings in proximity to existing on site utilities. Lighting to be determined. Minimal lighting at EVOC and Skills pad. Consider a centralized powerplant.

Site Security

The majority of the site shall be secured by a perimeter fence and secure entry via gatehouse to public unsecure parking near the main campus buildings. Number of secure entry/exits to be determined. Other needs will include:

- Vehicle and pedestrian gates with access control should be provided.
- A receiving and temporary storage facility allows screened access adjacent to and viewable from the maintenance shop (faces public access).
- Firing Range Complex (within secure area; secure access, esp. to firing range area; ammunition storage; armory). The range should be located in a controlled/secure location, and not close to a street.
- Skills pad and street grid (perimeter fencing; site cameras) Consider safe buffers within the training area. Also consider vehicle arm gates that can be opened with proximity cards for continuation scenarios.
- Tactical Village (perimeter fencing; site cameras) Consider fencing around the tactical village to assure proper screening for simunitions weapons. The street façade backdrop can also be worked into perimeter fencing for more immersive streetscape.
- Site Security staff anticipated during events but not full time. Consider after hours security requirements. Consider Security building near front gate but that is not required to always be occupied.
- In main building a stopping point to have a place to stop and a holding area for unwelcomed guests.
- The site will have a gate house and access control gate for vehicles at main lot, and use the building as part of the security, with perimeter fencing connecting to the main building, therefore the front of the main building is visible without fencing in front.
- Graduation visitors will stay toward the front of main building/lobby to keep the public at the front and away from training spaces. The skills pad should be separate from the public and not used for overflow parking by guests, but it could still be used by trainee parking if no other training is interrupted by doing so.

Parking and Circulation

Parking will need to accommodate:

- Trainee Parking
- In service Parking
- Staff Parking
- Special event/Graduation Parking
- On-site Maintenance/Temporary Parking
- Delivery Vehicle loading/unloading
- EVOC Training Vehicle parking
- Daily visitor parking

Needs and Characteristics

- Provide a separation between parking and dormitory building, this could be a swale, bollards, or low masonry wall buffer. Consider timed card access to dormitories
- There will be a large plaza for the flag ceremony at the primary building.
- Provide late-night site security gates and main gate house to adjacent streets. Anticipate the gate house and a vehicle gate to control access as needed, either from staff at the gate house or remote from the building using cameras at the controlled entry.
- WSCJTC anticipates a total of 500 parking spaces for in-service and recruits.
- WSCJTC needs to accommodate parking for staff on site. There is currently a base staff of 75 people and 30-35 contractors on site per day for a total of 110 parking spaces. With a future
- 20% increase in personnel the required number of spaces is 140.
- During special events like graduations 250 additional people will require a parking space
- Electric charging stations will be provided at dedicated locations. 10-12 at the main parking area, 10-12 stations at the dormitories and 10-12 stations at the training vehicles.
- Parking for a minimum of 30 training vehicles on site is required.

END OF SECTION

APPENDIX A DETAILED SITE AND SPACE NEEDS TABULATION

The following Site and Space Needs Validation was prepared by McLaren Wilson & Lawrie Architects. It was prepared in consultation with WSCJTC leadership after an analysis of the existing CJTC facilities, a review of current and future training capacity projections., and industry best practices.

The site and space needs were further validated and revised after leadership participated in three site tours to representative facilities at Fox Valley Technical Institute in Appleton WI, Chandler Public Safety Facility in Chandler AZ, and the Oregon Public Safety Facility in Salem OR.

The cumulative space needs defined herein formed the basis of expected project costs included elsewhere in this document

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Washington State Criminal Justice Training Center - Site Program Validation								
Washington State Criminal Justice Training Center - Site Program Validation								
Academic Facility Complex	471	0		168,515	0	**6.76**	**0.00**	
Parking								**168,515**
Building and support spaces								**126,021**
Total:								**294,536**
Emergency Vehicle Operations Complex	52	0		22,580	0	**24.77**	**0.00**	
• Skills pad								
• Skid pad								
• EVOC Track								
Indoor Firearms Training Range Complex	11	0		4,830	0	**1.64**	**0.00**	
Tactical Village	41	0		19,305	0	**9.86**	**0.00**	
Dormitories	370	0		156,480	0	**5.47**	**0.00**	
Maintenance Shop/ Receiving and Temporary Storage	5	0		0	0	**0.30**	**0.00**	
Food Service/Cafeteria	23	0		1,440	0	**0.37**	**0.00**	
Subtotals	**973**	**0**		**373,150**	**0**			***Total Site Area Requirement:***
				Parking		**Site Elements**		
Total Acres Required				**8.57**	**0.00**	**49.18**	**0.00**	***57.75***
	Total Parking Spaces 973							
CURRENT TOTAL SITE AREA AVAILABLE IN ACRES								**35.90**
Proposed Site buffer for a community trail in acres (40' wide at the east and south property lines)								**3.92**
Available acreage								**31.98**

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Academic Facility Complex								
Component On-site Parking Needs								
Visitor & Trainee Parking	*300*	*0*	*300*	*90,000*	*0*			*In main parking area. Outside security*
In service Parking	*75*	*0*	*300*	*22,500*	*0*			*In main parking area. Outside security*
Handicap Parking	*5*	*0*	*420*	*2,100*	*0*			
Employee Parking	*71*	*0*	*300*	*21,300*	*0*			
Maintenance / Loading Space	*5*	*0*	*500*	*2,500*	*0*			
Specialty Vehicle Parking	*15*	*0*	*500*	*7,500*	*0*			
Subtotal Parking Spaces Needed	**471**	**0**		**145,900**	**0**			
Circulation Factor (10%)				14,590	0			
Landscaping Area within Parking (5%)				8,025	0			*Less if a parking deck design is used*
Subtotal: Parking and Circulation Area in SF				**168,515**	**0**			
Component Facility Needs								***Actual SF***
Building Footprint (Consider multistory)						92,071	0	***92,071***
Entry Plaza						3,600		
Courtyard/Plaza						5,000		*Flag ceremony held here*
Delivery / Loading Dock						3,450	0	
Trash dumpster enclosure / Loading Area						400	0	
Outdoor training area 1/2 acre Fitness/POPAT						21,500	0	
Subtotal: Component Facility Site Area Need in SF						**126,021**	**0**	
Additional Components								
Subtotal: Overall Training Center Components in SF						**126,021**	**0**	
						168,515		

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Total Site Area Need (SF)						**294,536**	**0**	
Total Site Area Need (Acres)						**6.76**	**0.00**	
Confirm, how much of the existing site is buildable property?								
Emergency Vehicle Operations Complex								
Component On-site Parking Needs								
Training Vehicles	*20*	*0*	*350*	*7,000*	*0*			Adjacent to EVOC
Handicap Vehicles	*3*	*0*	*450*	*1,350*	*0*			1 parking space per component(skills pad Skid pad, EVOC)
Staff Vehicles and trainee vans	*27*	*0*	*350*	*9,450*	*0*			One group of 10 spaces per component (1 handicap and 9 regular spaces)
Building Maint. Loading Space	*1*	*0*	*500*	*500*	*0*			
Bldg Maint. Vehicle	*1*	*0*	*400*	*400*	*0*			
Subtotal Parking Spaces Needed	52	0		**18,700**	**0**			
Circulation Factor (15%)				2,805	0			
Landscaping Area within parking lot (5%)				1,075	0			
Total: Parking and Circulation Area in SF				**22,580**	**0**			
EVOC Component Site Needs								
EVOC Higher-speed Track						630,000	0	***14.46***
Observation tower/classroom/RR/storage/covered vehicle parking/Fuel station						10,453	0	parking for 30 training vehicles
Skills Pad	400	x 600				240,000		***5.51***
Pavilion Debrief Space						440	0	
Skid Pad	350	x500				175,000	0	***4.02***
Exterior chain link storage						200	0	
Trash dumpster enclosure / Loading Area						400	0	

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Subtotal: Component Site Area Need in SF						**1,056,493**	**0**	
Total: Parking and Circulation Area in SF (from above)						**22,580**	**0**	
Total Site Area Need (SF)						**1,079,074**	**0**	
Total Site Area Need (Acres)						**24.77**	**0.00**	

Indoor Firearms Training Range Complex

Component On-site Parking Needs								
Handicap Parking Vehicles	*1*	*0*	*450*	*450*	*0*			
Staff Parking Vehicles and trainee vans	*9*	*0*	*350*	*3,150*	*0*			
Logistics Loading Space	*0*	*0*	*500*	*0*	*0*			
Bldg Maint. Vehicle	*1*	*0*	*400*	*400*	*0*			
Subtotal Parking Spaces Needed	**11**	**0**		**4,000**	**0**			
Circulation Factor (15%)				600	0			
Landscaping Area within Parking				230	0			
Subtotal: Parking and Circulation Area in SF				**4,830**	**0**			
Component Facility Needs								
Indoor Range Footprint						57,016	0	
Trash dumpster enclosure / Loading Area						250	0	
Covered Walkway Entry						200	0	
Subtotal: Component in SF						**57,466**	**0**	
Total: Parking and Circulation Area in SF (from above)						**4,830**	**0**	

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Landscape Requirement (15%)						9,344	0	
Total Site Area Need (SF)						**71,640**	**0**	
Total Site Area Need (Acres)						**1.64**	**0.00**	

Tactical Village

Component On-site Parking Needs								
Handicap Parking Vehicles	*2*	*0*	*450*	*900*	*0*			
Staff Parking Vehicles and Trainee vans	*35*	*0*	*350*	*12,250*	*0*			
Logistics Loading Space	*1*	*0*	*500*	*500*	*0*			
Bldg Maint. Vehicle	*1*	*0*	*400*	*400*	*0*			
Fleet Vehicle Parking	*2*	*0*	*400*	*800*	*0*			
Subtotal Parking Spaces Needed	41	0		**14,850**	**0**			
Circulation Factor (15%)				3,713	0			
Landscaping Area within parking lot (5%)				743	0			
Total: Parking and Circulation Area in SF				**19,305**	**0**			

Component Site Area			
Tactical village street grid	260,000		
Indoor and outdoor drive through 2 lane mock city building with mock business on inside and outside Signalled intersection and open Street grid			
Block 1 Tactical Village • 1 Story Residential • 2 Story Residential • 1 and 2 story apartments	15,000		
Block 2 - Mock Jail/Processing • Cells 1 and 2 story scenario 6 cells • Day room • Processing • Sally Port	15,000		

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
• Parking lot • Props Storage • Controls								
Block 3 Tactical Village • EVOC Vehicle Storage						15,000		
Block 4 -Tactical Village • Convienince store and Gas station • Bar/Pub/Motel • Restrooms and De-brief						15,000		
Block 5 Tactical Village • Convenience Store • Night Club						15,000		
Block 6 Tactical Village • Bank • Breach building • commercial office/business						15,000		
Block 7 Tactial Village • Urban Streetscape						15,000		
Block 8 Tactial Village • shoothouse Consider 5-6000SF for shoothouse						15,000		
Block 9 -Urban Environment • High Rise • Mid Rise • Storefront						15,000		
Block 10 -Tatical Village • School						15,000		

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Subtotal: Component Site Area Need in SF					0	**410,000**	**0**	
Total: Parking and Circulation Area in SF (from above)						**19,305**	**0**	
Total Site Area Need (SF)						**429,305**	**0**	
Total Site Area Need (Acres)						**9.86**	**0.00**	

Dormitories

Component On-site Parking Needs						
Guest instructor and commuter/trainee Parking Spaces	*60*	*0*	*350*	*21,000*	*0*	
Handicap Parking Vehicles	*6*	*0*	*450*	*2,700*	*0*	
Trainee Parking Vehicles	*300*	*0*	*350*	*105,000*	*0*	
Logistics Loading Space	*1*	*0*	*500*	*500*	*0*	
Bldg Maint. Vehicle	*2*	*0*	*400*	*800*	*0*	
Fleet Vehicle Parking	*1*	*0*	*400*	*400*	*0*	
Subtotal Parking Spaces Needed	370	0		**130,400**	**0**	
Circulation Factor (15%)				19,560	0	
Landscaping Area within parking lot (5%)				6,520	0	
Total: Parking and Circulation Area in SF				**156,480**	**0**	

Component Site Area			
Dormitories Footprint	71,799		*Consider cost implications of multistory*
Perimeter Landscaping	10,000		
Subtotal: Component Site Area Need in SF	**81,799**	**0**	
Total: Parking and Circulation Area in SF (from above)	**156,480**	**0**	

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Total Site Area Need (SF)						**238,279**	**0**	
Total Site Area Need (Acres)						**5.47**	**0.00**	

Maintenance Shop/ Receiving and Temporary Storage

Component On-site Parking Needs								
Visitor Parking Vehicles	*0*	*0*	*350*	*0*	*0*			Parking accounted for in main lot
Handicap Parking Vehicles	*0*	*0*	*450*	*0*	*0*			Consider outdoor apron or staging area
Fleet Vehicles	*5*	*0*	*350*	*1,750*	*0*			Service vehicles and equipment, Consider a covered area
Subtotal Parking Spaces Needed	5	0		**1,750**	**0**			
Circulation Factor (15%)				263	0			
Landscaping Area within parking lot (5%)				88	0			
Total: Parking and Circulation Area in SF				**2,100**	**0**			

Component Site Area								
Maintenance Shop/Receiving and Temporary Storage Footprint						7,074		
Apron/Staging area for vehicles and equipment						3,000		Large delivery vehicle turn around space as well
Perimeter Landscaping						1,000		
Subtotal: Component Site Area Need in SF					0	**11,074**	**0**	
Total: Parking and Circulation Area in SF (from above)						**2,100**	**0**	
Total Site Area Need (SF)						**13,174**	**0**	
Total Site Area Need (Acres)						**0.30**	**0.00**	

Washington State Criminal Justice Training Center

• Site Needs Validation •

Project Phase	1	2		1	2	1	2	Remarks
	# Parking Spaces			Parking Area	Parking Area	Site Area Totals	Site Area Totals	
Food Service/Cafeteria								
Component On-site Parking Needs								
F	*1*	*0*	*400*	*400*	*0*			
Fleet Vehicle Parking	*2*	*0*	*400*	*800*	*0*			
Staff and visitors	*20*	*0*	*400*	*8,000*	*0*			
Subtotal Parking Spaces Needed	23	0		**1,200**	**0**			
Circulation Factor (15%)				180	0			
Landscaping Area within parking lot (5%)				60	0			
Total: Parking and Circulation Area in SF				**1,440**	**0**			
Component Site Area								
Cafeteria Footprint						13,844		
Perimeter Landscaping						1,000		
Subtotal: Component Site Area Need in SF					0	**14,844**	**0**	
Total: Parking and Circulation Area in SF (from above)						**1,440**	**0**	
Total Site Area Need (SF)						**16,284**	**0**	
Total Site Area Need (Acres)						**0.37**	**0.00**	

Washington Criminal Justice Training Center

• Space Needs Validation •

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Washington State Criminal Justice Training Facility - Facilities Program									
Academic Facility Spaces:									
Administration	89	0				17,718	0	*Included 20% future growth factor*	19,490
Standard/Specialty Training Classrooms	0	0				41,364	0		45,500
Fitness / DT / Locker and Showers	0	0				24,619	0		27,081
Sub Total						83,701			92,071
Support Facilities									
Scenario Training Rooms at Tactical Village	0	0				2,875	0		3,163
Maintenance Shop Receiving Temp Storage	8	0				6,431	0		7,074
Dormitories	0	0				65,272	0		71,799
Food Service/Cafeteria	4	0				12,586	0		13,844
EVOC	0	0				9,503	0		10,453
Indoor Firing Range	0	0				51,833	0		57,016
Skills Pad	0	0				400	0		440
Total Staff Number:	97	0			**Total Net Sq. Ft.:**	232,600	0		
Grossing Factors:									
Structure / Wall Thickness	0.10					23,260	0	*Consider central Plant*	
					Total Gross Building Square Footage by Phase:	**255,860**	**0**	***255,860***	
Administration									
Executive Leadership									
Executive Director	1	0	1	0	PO4	180	0	*Monica Alexander*	
Executive assistant	1	0	1	0	OP3	80	0	*Norma moreno*	

Washington Criminal Justice Training Center

• Space Needs Validation •

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Deputy Director	1	0	1	0	PO4	180	0	*Jerrell Wills*	
Conf. Secretary D.D. J.W.	1	0	1	0	OP3	80	0	*Renee Berry*	
Facility (assistant) Director	1	0	1	0	PO3	168	0	*Kevin Zeller*	
Executive assistant	1	0	1	0	OP3	80	0	*Norma moreno*	
Conf. Secretary A.D. K.Z.	1	0	1	0	OP3	80	0	*Lacey Ledford*	
Human Resource and Risk management	1	0	1	0	PO3	168	0	*Marisa Peer*	
Human Resource open office	3	0	3	0	OP3	240	0	*Vacant*	
Advanced Training								*breakout rooms for adv. Tr. (not virtual)*	
CSIM Program Manager	1	0	1	0	PO3	168	0	*Johnny Alexander*	
Training/Leadership Manager	1	0	1	0	PO3	168	0	*Leanna Bidinger*	
LETCSA Program manager	1	0	1	0	PO3	168	0	*Alex Buijs*	
Special Investigations Program Manager	1	0	1	0	PO3	168	0	*DB Gates*	
CIT Traffic Program Manager	1	0	1	0	PO3	168	0	*Bob Graham*	
Advanced training Division Manager	1	0	1	0	PO3	168	0	*Bart Hayes*	
CIT Program Coordinator	1	0	1	0	PO3	168	0	*Tony Lockhart*	
Building public trust Program Manager	1	0	1	0	PO3	168	0	*Starla Martin*	
Sexual Assault Invest. Program Manager	1	0	1	0	PO3	168	0	*Jennifer Wallace*	
Online Training Lead Program Specialist	1	0	1	0	PO3	168	0	*Rebecca Winnier*	
CIT King County LEOSA Firearms Certificate P.M.	1	0	1	0	PO3	168	0	*Rachelle Wright*	
Secretary Supervisor	1	0	1	0	PO3	168	0	*Krista Wright*	
Administrative assistant	5	0	5	0	OP3	400	0	*Antonio Asencio Pigmon, Glenda Coms Roxana Jenny williams, Trina Ragaza, Michael Tesch*	
Applied Skills Training Division									
Applied Skills Divisioin Manager	1	0	1	0	PO3	168	0	*Sean Hendrickson*	
Firearms Program Manager	1	0	1	0	PO3	168	0	*Doug Tangen*	
FTO PTO Reserve Academies P.M.	1	0	1	0	PO3	168	0	*Tom Hill*	
Firearms Specialist/Instructor	1	0	1	0	PO2	120	0	*Todd Brophy*	
Control/Defensive Tactics Instructor	1	0	1	0	PO2	120	0	*Richard Lee*	
Curriculum Designer	1	0	1	0	PO2	120	0	*Brandon Rogel*	
Division Administrator	1	0	1	0	PO2	120	0	*Sacheie Coaxum*	
Administrative assistants	3	0	3	0	OP3	240	0	*Mariah Collier (2 additional)*	
Basic Training Division									
Basic Training Division Commander	1	0	1	0	PO3	168	0	*Dave Campbell*	
Assistant BLEA Commander (Burien)	1	0	1	0	PO3	168	0	*Dave Miller*	

Washington Criminal Justice Training Center

• Space Needs Validation •

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Assistant BLEA Commander (Spokane)	1	0	1	0	PO3	168	0	*David Adams Is an office/workstation needed in Burien?*	
Scheduling Manager	1	0	1	0	PO3	168	0	*Nichol Harb*	
Basic Training Registrar	1	0	1	0	PO2	120	0	*Serena Anastasio*	
Administrative assistant	1	0	1	0	OP3	80	0	*Kym Loi*	
Master TAC Officer	1	0	1	0	OP3	80	0	*Steve Grossfield*	
BLEA TAC Officer	1	0	1	0	OP3	80	0	*Leland Allen*	
BLEA TAC Officer (Spokane)	1	0	1	0	OP3	80	0	*Jerry Anderson Is an office/workstation needed in Burien?*	
BLEA TAC Officer	1	0	1	0	OP3	80	0	*Adam Culp*	
BLEA TAC Officer	1	0	1	0	OP3	80	0	*Kenneth Cheeseman*	
BLEA TAC Officer (Spokane)	1	0	1	0	OP3	80	0	*Cory Lyons Is an office/workstation needed in Burien?*	
Corrections TAC Officer	1	0	1	0	OP3	80	0	*Christine Ricjert*	
Corrections TAC Officer	1	0	1	0	OP3	80	0	*John Reyes*	
BLEA TAC Officer	1	0	1	0	OP3	80	0	*F. Petelo Sele*	
BLEA TAC Officer	1	0	1	0	OP3	80	0	*Debra Shearer*	
BLEA TAC Officer	1	0	1	0	OP3	80	0	*Ken Westphal*	
Corrections TAC Officer	1	0	1	0	OP3	80	0	*Charlie Wilson*	
Certification									
Assistant Director	1	0	1	0	PO3	168	0	*Vacant*	
Certification Division Manager	1	0	1	0	PO3	168	0	*Mike Devine*	
Operations Manager	1	0	1	0	PO2	120	0	*Valerie Jenkins Weaver*	
Forms and records Specialist	1	0	1	0	PO2	120	0	*Tabitha Steward*	
Investigation Manager	1	0	1	0	PO2	120	0	*Dusty Pierpoint*	
Hearings Coordinator	1	0	1	0	OP3	80	0	*Kayla Wold*	
Admin Assistant 3	1	0	1	0	OP3	80	0	*Mia Delrio*	
Admin Assistant 3	1	0	1	0	OP3	80	0	*vacant*	
Admin Assistant 3	1	0	1	0	OP3	80	0	*vacant*	
Admin Support	1	0	1	0	OP3	80	0	*vacant*	
Certification investigators	3	0	3	0	OP3	240	0	*Drop in stations (remote)*	
Fiscal									
Fiscal Manager	1	0	0	0	PO3	0	0	*Brian elliot* ***Not on campus***	
Fiscal Analyst	1	0	0	0	OP3	0	0	*Holly White* ***Not on campus***	
Fiscal Analyst	1	0	0	0	OP3	0	0	*Amy Abbott* ***Not on campus***	

Washington Criminal Justice Training Center

• Space Needs Validation •

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Procurement Specialist	1	0	1	0	OP3	80	0	*Co-located with facilities*	
Information Technologies									
Division Manager	1	0	1	0	PO3	168	0	*Jeff Wilcox*	
System admin/Network Architect	1	0	1	0	OP3	80	0	*Brent Anderson*	
IT Specialist	1	0	1	0	OP3	80	0	*Mark Bell*	
IT Specialist	1	0	1	0	OP3	80	0	*Vacant*	
Administrative assistant	1	0	1	0	OP3	80	0	*Ethan Swenson*	
Workspace	0	0	2	0	OP3	160	0		
• Supply			1	0	STOR3	150	0		
Quality and Standards									
Division Manager	1	0	1	0	PO3	168	0	*Donna Rorvik*	
LMS Data Manager	1	0	1	0	OP3	80	0	*Victoria Mathews*	
Cirriculum Designer	1	0	1	0	OP3	80	0	*Brandon Rogel*	
Administrative Assistant	1	0	1	0	OP3	80	0	*Rachael Taylor*	
Drop in open office area	0	0	3	0	OP2	192	0		
• Copy / Print / Scan Station			2	0	CPY2	160	0		
• Records			8	0	LFL4	128	0		
• Staff Break/Kitchen			1	0	BRF10	250	0		
• Board/Commission Room			1	0	CNF30	480	0	*22 positions at the table public as well. 30 plus people will need extra space occ.*	
• Conference			1	0	CNF15	266	0		
Flex/Vendor workstations	4	0	4	0	OP3	320	0		
• Small meeting			1	0	CNF6	150	0		
In service workstations	6	0	6	0	OP3	480	0		
• Supply			1	0	STOR3	150	0		
• Files			1	0	HDFL1	150	0		
• Student files			1	0	HDFL1	150	0		
• Training Records			1	0	HDFL1	150	0		

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
• Staff Toilets			2	0	T2U1	380	0		
Support Spaces									
• IT			1	0	STOR3	150	0		
• Elec			1	0	STOR3	150	0		
• Janitor			1	0	STOR2	80	0		
• Mech			1	0	300	300	0		
Shared Reception	1	0	1	0	PO4	180	0		
Staff Toilets			2	0	300	600	0		
`								*Potential 8 FTE increase TAC officers….*	
Subtotals for Area	89	0				13,956	0	*20% factor increase*	
Net Circulation Factor					20%	2,791	0		
Net Usable Area						**16,747**	**0**		
			17,718 SF after 20% future growth factor is applied					*17,718*	

Standard/Specialty Training Classrooms

Standard Classrooms

BLEA

BLEA Classrooms			5	0	2,500	12,500	0	*5 large subdividable classrooms that can be split into 10 smaller classrooms that fit 30-35 people*
• classroom storage			2	0	STOR3	300	0	*Split into two spaces*
Dedicated Advanced Training			1	0	2,500	2,500	0	*1 large subdividable classroom into 2 smaller classrooms*
Driving Simulator			1	0	430	430	0	*Accomodates two simulators and instructor stations.*
Multi screen weapons simulator room			1	0	1,000	1,000	0	*Confirm location, can this be a classroom environment? Consider Providing room behind screens for viewing.*
• Trainee viewing area			1	0	300	300	0	

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
• Prop Storage			1	0	80	80	0		
Corrections									
				0				60 capacity subdividable classroom.Consider storage between	
Recruit Classroom			1		2,250	2,250	0	classroom spaces	
In service Classroom			1	0	1,250	1,250	0		
• Classroom storage			1	0	STOR3	150	0		
Fingerprinting classroom			1	0	700	700	0		
Shared Spaces									
Scenario training /breakout rooms			8	0	CNF8	1,440	0	*(2) Multipurpose classrooms each subdividable into 4 individual rooms for flexibility*	
Mock Scenario training rooms at academic building			5	0	CNF12	1,200	0	*Bedroom hallway, kitchen set of stairs as a prefunction walk through before approaching the tactical village*	
Main Entry vestibule			1	0	150	150	0		
Lobby			1	0	2,800	2,800	0		
Lobby secure holding area			1	0	200	200	0		
Public Restrooms at classroom area			3	0	380	1,140	0	*Three separate areas*	
Presenter Prep Room			1	0	120	120	0		
A/V Storage and Equip.			1	0	60	60	0		
MEP			1	0	100	100	0		
• Recruit Break/Kitchen			1	0	BRF10	250	0		
• In Service Break/Kitchen			1	0	BRF10	250	0		

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
• Copy / Print / Scan Station			1	0	CPY2	80	0		
Auditorium/multipurpose			1	0	4,900	4,900	0	*Capacity for 300 people. multipurpose scenario with moveable walls portable platform provide storage for platform*	
• AV			1	0	120	120	0		
• Storage			1	0	200	200	0		
Subtotals	0	0				34,470	0		
Net Circulation Factor					20%	6,894	0		
Net Usable Area						**41,364**	**0**		

Fitness / DT / Locker and Showers

Defensive Tactics Mat Room			2	0	5,000	10,000	0	*4 heavy bags and 2 pull up stations*
DT Classroom			1	0	1,250	1,250	0	
DT Storage Room			1	0	300	300	0	
Small Mat Room			3	0	1,000	3,000	0	*Simunition and scenario training*
Shared Fitness Gym - Machines, bikes,rowing,cables treadmills			1	0	600	600	0	
Shared free weight room			1	0	600	600	0	
Shared mat room, FIT,calesthetics, Power Yoga, aerobics, classes.			1	0	1,200	1,200	0	
Shared Lockers at Fitness			40	0	LKR2	320	0	*half height wide lockers*
Janitor			1	0	STOR1	56	0	*Consider dedicated DT/fitness Janitor space*
Locker Rooms								

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Entry Vestibule			1	0	60	60	0		
Shared In-service Lockers			100	0	LKR2	800	0		
Shared Recruit Lockers			100	0	LKR2	800	0		
toilet / Shower Rooms			8	0	T1SH1	720	0		
Dedicated Staff Lockers			30	0	LKR4	450	0		
Staff toilet / Shower Rooms			4	0	T1SH1	360	0		
Subtotals	0	0				20,516	0		
Net Circulation Factor					20%	4,103	0		
Net Usable Area						**24,619**	**0**		

Scenario Training Rooms at Tactical Village (Block 2)

Scenario Training Rooms at Tactical Village

Mock Jail

Suspect processing area			1	0	150	150	0	
Holding cells			2	0	80	160	0	*Double bunk cells one up and one down*
Interview Room			2	0	80	160	0	
Sally Port			1	0	750	750	0	
Intake /Outtake to medical office			1	0	80	80	0	*Confirm sequence in design*
Medical Office			1	0	120	120	0	*Adjacent to the processing area*
Process Property and intake			0	0	0	0	0	*Within Suspect processing area*
Processing Counter			0	0	0	0	0	*Within Suspect processing area*
Day Room			1	0	300	300	0	*Within Suspect processing area*
Prop Storage			1	0	100	100	0	
Actor changing/RR			1	0	100	100	0	
Training Scenario Reception	0	0	1	0	OP3	80	0	
Staging Area			1	0	80	80	0	
Conf-Debrief			1	0	180	180	0	
Equip. Storage			1	0	STOR2	80	0	
Janitor			1	0	STOR1	56	0	

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Subtotals	0	0				2,396			
Net Circulation Factor					20%	479			
Net Usable Area						**2,875**			
Maintenance Shop Receiving Temp Storage									
Facilities Manager	1	0	1	0	PO3	168	0	*Roberto Sanchez*	
Supervisor	1	0	1	0	OP3	80	0	*Dennis McClain*	
Maintenance Mechanic	1	0	1	0	OP2	64	0	*Doug Arns*	
Daytime Custodian	1	0	1	0	OP2	64	0	*Tim Boyle*	
Custodian 2	4	0	4	0	OP2	256	0	*Ranka Bundalo (additional people)*	
2-Bay Vehicle Maintenance Shop with drive through bays			2	0	600	1,200	0	*SUV's*	
Shop area			1	0	200	200	0		
Secure tool/shop area			1	0	250	250	0		
Equipment area adjacent to vehicle bays			1	0	200	200	0		
Laundry			1	0	80	80	0		
Storage spaces			1	0	2,500	2,500	0	*4 (15x 20 secure storage spaces)...anticipate moving from 1 to 2 deliveries/wk as student population grows. Located at site security separation (delivery access from public side; access to secure side for distribution); also works in reverse for outgoing items for pickup. •Ammunition stor. (confirm delivery location) •Kitchen temporary stor. (refr./frozen/dry)*	

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
• Vehicle drive aisle / loading and unloading			1	0		0	0		
• Inventory control / tracking workstation and staging			1	0	120	120	0		
• Janitorial / hose bibb space			1	0	120	120	0		
• Mechanical			1	0	50	50	0		
• Electrical			1	0	40	40	0		
Mezzanine			1	0		0	0		
Vehicle Fueling			1	0	NA	0	0		
Unisex Restrooms			2	0	100	200	0		
Subtotals	8	0				5,592			
Net Circulation Factor					15%	839			
Net Usable Area						**6,431**			

Dormitories

								Confirm building layout. (multistory?)
Dorm reception/kiosk			1	0	80	80	0	*Existing staff member not additional*
Fitness			1	0	500	500	0	
Public first floor Men's Restroom			1	0	T1	64	0	*Provide a public restroom in the lounge/study area*
Public first floor Women's Restroom			1	0	T1	64	0	*Provide a public restroom in the lounge/study area*
In service Dormitories (single bunk)			50	0	200	10,000	0	*In service and intructors only total 50*
Dormitory Shower/sink stall In-service			50	0	66	3,300	0	
Dormitories BLET (double bunk)			150	0	200	30,000	0	*total 300*
Dormitory Shower/sink stall BLET			150	0	66	9,900	0	
Computer/ study areas			3	0	300	900	0	

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Lounge/TV			1	0	900	900	0		
Laundry			3	0	200	600	0		
Storage/linen			3	0	150	450	0		
Subtotals	0	0				56,758			
Net Circulation Factor					15%	8,514			
Net Usable Area						**65,272**			

Food Service/Cafeteria

200-225 people at one time								***See Oregon cafeteria layout***
Dining Entry			1	0	370	370	0	*Existing is 370sf*
Public Toilets and vestibules at Cafeteria			1	0	450	450	0	*Existing is 880sf*
Dish Drop off			1	0	100	100	0	
Dining Area (seating for 200)			1	0	2,800	2,800	0	*Includes wide circulation to service line existing is 6,700*
Private dining areas for 12 people each			2	0	300	600	0	*Includes wide circulation to service line existing is 6,700*
Self serve microwave and utensils in the dining area			1	0	200	200	0	
Servery			1	0	2,700	2,700	0	*Existing Servery is 2,631sf*
Kitchen			1	0	1,000	1,000	0	*Existing kitchen is 1,031sf*
Dishwash	1		1	0	100	100	0	
Kitchen Receiving			1	0	150	150	0	*Existing is 125sf*
Refrigerator Storage			1	0	200	200	0	*Existing 60-70sf*
Freezer Storage			1	0	200	200	0	*Existing is 70-80sf*
Food Supervisor	1		1	0	PO1	108	0	*Office area*
Point of sale	2		1	0	OP4	100	0	
Dry Storage			1	0	STOR3	150	0	*Existing 125sf*
Banquet Storage			1	0	STOR3	150	0	
General Storage			1	0	STOR2	80	0	
Receiving / Loading Dock / Trash			1	0	600	600	0	
Laundry Facilities			1	0	150	150	0	*Outsourced?* ***YES***
Janitorial for Cafeteria			1	0	STOR2	80	0	
Table and Chair Storage			1	0	200	200	0	

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Subtotals	4	0				10,488	0		
Net Circulation Factor					20%	2,098	0		
Net Usable Area						**12,586**	**0**		
EVOC									
Outdoor Pavillion/Debrief Space			1	0	400	400	0	*30 Vehicles*	
Office	1	0	1	0	75	75	0		
Men's Restroom			1	0	T1	64	0		
Women's Restroom			1	0	T1	64	0		
Vehicle Storage covered area			1	0	3,600	3,600	0	*30 vehicles at a minimum*	
Vehicle lift, tires, oil tools and storage			1	0	500	500	0	*This could change considering site location*	
Vehicle wash bay			1	0	500	500	0		
Vehicle fueling area			1	0	1,000	1,000	0		
Observation Tower			1	0	400	400	0	*Optional, confirm feasability*	
EVOC Classroom			2	0	1,250	2,500	0	*Dividable classroom space*	
Storage			1	0	400	400	0		
Subtotals	1	0				9,503			
Net Circulation Factor					0%	0			
Net Usable Area						**9,503**			
Indoor Firing Range									
Indoor Firing Range									
Range Offices	2		2	0	150	300	0	*Confirm Range training officers are included in Administration employee numbers*	

Washington Criminal Justice Training Center

• Space Needs Validation •

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Workstations	10		10	0	OP3	800	0		
Range Entry			1	0	200	200	0		
Firing Range Classrooms			1	0	2,500	2,500	0	*One large room subdividable into two classrooms*	
Conference			1	0	CNF16	288	0		
Unisex Restroom/Shower			2	0	T1SH1	180	0		
Unisex Restroom			2	0	T1	128	0		
Ready Room			1	0	200	200	0		
Weapons Cleaning			1	0	1,500	1,500	0	*30 Stations with ultrasonic cleaner and clearing port*	
Gun Repair Workroom			1	0	225	225	0		
Armory Vault / Weapons Issue			1	0	225	225	0		
Compressor / Equipment Room			1	0	120	120	0		
Workshop/build props			1	0	400	400	0	*build props 220 wiring*	
Ammunition Storage			1	0	500	500	0	*Like Fox Valley Check Dims two pallets and shelving wide enough for pallet jack double door*	
Secure Storage Room			1	0	300	300	0		
outside brass storage			1	0	150	150	0		
(2) 25 Yard INDOOR FIRING RANGES (20 positions each)									
Range Master Control Room/Area			2	0	60	120	0		
Firing Line Counter / Storage			40	0	5	200	0		
Firing Line / Instructor Circulation			40	0	75	3,000	0		
20 Positions each - 25 Yard Firing Lanes			40	0	375	15,000	0		
Bullet Trap			40	0	75	3,000	0		
Air Supply Wall			2	0	144	288	0		
50 yard INDOOR FIRING RANGES (20 positions)									
Range Master Control Rooms			1	0	60	60	0		
Firing Line Counter / Storage			20	0	5	100	0		
Firing Line / Instructor Circulation			20	0	75	1,500	0		
20 Positions - 50 Yard Firing Lanes			20	0	600	12,000	0		
Bullet Trap			20	0	75	1,500	0		
Air Supply Wall			2	0	144	288	0		

Description	Number of Training Staff		Space Quantity		Space Code	Area Totals per Phase		Remarks	With 10% structure factor
	Phase 1	Phase 2	Phase 1	Phase 2		Phase 1	Phase 2		
Subtotals	12	0				45,072	0		
Net Circulation Factor					15%	6,761	0		
Net Usable Area						**51,833**	**0**		
Skills Pad									
Outdoor Pavillion/Debrief Space			1	0	400	400	0		
Subtotals	0	0				400			
Net Circulation Factor					0%	0			
Net Usable Area						**400**			

APPENDIX B - OFM C-100 FORM FOR THE PREFFERRED ALTERNATIVE

C-100 summary for the Proposed WSCJTC Replacement

C-100 Section	Percentage	Amount (Escalated)
Acquisition	9.7%	$27,150,000
Consultant Services	6.3%	$17,500,790
Construction Contracts	67.7%	$189,281,675
Equipment and FF&E	3.6%	$10,197,072
Artwork	0.5%	$1,389,357
Other Costs	0.7%	$2,073,225
Project Management	0.7%	$2,054,360
TOTALS	**100%**	**Rounded $279,261,000**

Acquisition Assumes the purchase of a 75 Acre site at $650,000 acre. (Based on an assessed value of 100+ acre parcel in South King County. Also assumed sale of the existing WSCJTC parcel at the conclusion of the transitions to the new site. Assumes a sale of the 36-acre parcel for $600,000 per acre.

Consultant Services

Assumes the Additional Services equal to 75% of Basic Services

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Washington State Criminal Justice Training Commission
Project Name	Criminal Justic Training Center Replacmenet
OFM Project Number	To Be Determined

Contact Information	
Name	Kevin Zeller
Phone Number	206-835-7337
Email	kzeller@cjtc.wa.gov

Statistics			
Gross Square Feet	254,322	MACC per Square Foot	$618
Usable Square Feet	196,389	Escalated MACC per Square Foot	$744
Space Efficiency	77.2%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	4.81%
Remodel	No	Projected Life of Asset (Years)	
Additional Project Details			
Alternative Public Works Project	No	Art Requirement Applies	
Inflation Rate	3.28%	Higher Ed Institution	
Sales Tax Rate %	10.10%	Location Used for Tax Rate	
Contingency Rate	5%		
Base Month	April-22	OFM UFI# (from FPMT, if available)	
Project Administered By			

Schedule			
Predesign Start	July-24	Predesign End	June-25
Design Start	July-25	Design End	June-27
Construction Start	July-27	Construction End	January-29
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	**$237,073,776**	Total Project Escalated	**$279,260,669**
		Rounded Escalated Total	**$279,261,000**

STATE OF WASHINGTON

AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2021

Agency	Washington State Criminal Justice Training Commission	
Project Name	Criminal Justic Training Center Replacmenet	
OFM Project Number	To Be Determined	

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	**$27,150,000**	**Acquisition Subtotal Escalated**	**$27,150,000**

Consultant Services			
Predesign Services	$500,000		
A/E Basic Design Services	$5,473,910		
Extra Services	$5,949,903		
Other Services	$2,459,293		
Design Services Contingency	$719,155		
Consultant Services Subtotal	**$15,102,261**	**Consultant Services Subtotal Escalated**	**$17,500,790**

Construction			
Construction Contingencies	$7,853,879	Construction Contingencies Escalated	$9,533,824
Maximum Allowable Construction Cost (MACC)	$157,077,583	Maximum Allowable Construction Cost (MACC) Escalated	$189,281,675
Sales Tax	$16,658,078	Sales Tax Escalated	$20,080,366
Construction Subtotal	**$181,589,540**	**Construction Subtotal Escalated**	**$218,895,865**

Equipment			
Equipment	$7,629,660		
Sales Tax	$770,596		
Non-Taxable Items	$0		
Equipment Subtotal	**$8,400,256**	**Equipment Subtotal Escalated**	**$10,197,072**

Artwork			
Artwork Subtotal	**$1,389,357**	**Artwork Subtotal Escalated**	**$1,389,357**

Agency Project Administration			
Agency Project Administration Subtotal	$1,692,363		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$1,692,363**	**Project Administation Subtotal Escalated**	**$2,054,360**

Other Costs			
Other Costs Subtotal	**$1,750,000**	**Other Costs Subtotal Escalated**	**$2,073,225**

Project Cost Estimate

Total Project	**$237,073,776**	Total Project Escalated	**$279,260,669**
		Rounded Escalated Total	**$279,261,000**

Cost Estimate Details

Acquisition Costs				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
Purchase/Lease				
Appraisal and Closing				
Right of Way				
Demolition				
Pre-Site Development				
Site Purchase 75 Acres	$48,750,000			Assumes $650K/Acre
Site Sale 36 Acres	-$21,600,000			Asusmes $600K/Acre
Insert Row Here				
ACQUISITION TOTAL	**$27,150,000**	**NA**	**$27,150,000**	

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Cost Estimate Details

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	$500,000			
Other				
Insert Row Here				
Sub TOTAL	**$500,000**	**1.1107**	**$555,350**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$5,473,910			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	**$5,473,910**	**1.1456**	**$6,270,912**	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Additional Services Allowance	$5,949,903			75% of Basic Services
Insert Row Here				
Sub TOTAL	**$5,949,903**	**1.1456**	**$6,816,209**	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	$2,459,293			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	**$2,459,293**	**1.2139**	**$2,985,336**	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	$719,155			
Other				
Insert Row Here				
Sub TOTAL	**$719,155**	**1.2139**	**$872,983**	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	**$15,102,261**		**$17,500,790**	

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Cost Estimate Details

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
G10 - Site Preparation	$2,875,961			
G20 - Site Improvements	$5,070,810			
G30 - Site Mechanical Utilities	$1,307,255			
G40 - Site Electrical Utilities	$1,437,981			
G60 - Other Site Construction				
General Requirements - Site	$720,000			18 Months at 40K/month
Landscape	$72,000			
Concept Design Estimating Contingency at 15%	$1,722,601			
GC Overhead and Profit at 7.5%	$990,496			
Insert Row Here				
Sub TOTAL	**$14,197,103**	**1.1847**	**$16,819,308**	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	included above			
Parking/Roadway/Service Areas	$5,628,750			
EVOC Higher Speed Track	$12,600,000			
Skills Pad	$4,800,000			
Skid Pad	$3,500,000			
General Requirements - Site	$720,000			18 Months at 40K/month
Concept Design Estimating Contingency at 15%	$3,979,313			
GC Overhead and Profit at 7.5%	$2,342,105			
Insert Row Here				
Sub TOTAL	**$33,570,167**	**1.1847**	**$39,770,578**	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Administration	$7,113,850			
Classrooms/Specialty and Scenario Training	$16,607,500			

Fitness and Defensive Tactics	$9,884,565			
EVOC Skills Pad Training Building	$3,344,960			
Brief/Debreif Pavillion	$88,000			
Indoor Firing Range	$18,559,450			
Tactical Villiage - Corrections	$2,165,750			
Dormatories	$21,539,700			
Maintenance Shop Facility	$2,263,680			
Cafeteria	$5,053,425			
General Requirements - Building	$1,800,000			18 months at $100k/month
Concept Design Estimating Contingency at 15%	$13,263,132			
GC Overhead and Profit at 7.5%	$7,626,301			
Insert Row Here				
Sub TOTAL	**$109,310,313**	**1.2139**	**$132,691,789**	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$157,077,583**		**$189,281,675**	

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7) Construction Contingency				
Allowance for Change Orders	$7,853,879			
Other				
Insert Row Here				
Sub TOTAL	**$7,853,879**	**1.2139**	**$9,533,824**	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.2139**	**$0**	
Sales Tax				
Sub TOTAL	**$16,658,078**		**$20,080,366**	
CONSTRUCTION CONTRACTS TOTAL	**$181,589,540**		**$218,895,865**	

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Cost Estimate Details

Equipment				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
E10 - Equipment	$2,543,220			
E20 - Furnishings	$5,086,440			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	**$7,629,660**	**1.2139**	**$9,261,645**	
1) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.2139**	**$0**	
Sales Tax				
Sub TOTAL	**$770,596**		**$935,427**	
EQUIPMENT TOTAL	**$8,400,256**		**$10,197,072**	

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Cost Estimate Details

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Project Artwork	$1,389,357				0.5% of total project cost for new construction
Higher Ed Artwork	$0				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	**$1,389,357**		**NA**	**$1,389,357**	

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Cost Estimate Details

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Agency Project Management	$1,692,363				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	**$1,692,363**		**1.2139**	**$2,054,360**	

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Cost Estimate Details

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Building Permits	$1,000,000				
Land Use Permtting	$250,000				
Utility Hook Up fees	$500,000				
Insert Row Here					
OTHER COSTS TOTAL	**$1,750,000**		**1.1847**	**$2,073,225**	

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