

**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

**PUBLIC WORKS – BOARD OF COUNTY COMMISSIONERS
STUDY SESSION STAFF REPORT**

STUDY SESSION DATE: May 11, 2026

TOPIC: First Amendment to the Contract for Services Sale of Water Mitigation Certificates

ACTION REQUESTED: Request to Approve a Resolution to Authorize Execution of the Contract Amendment

LEAD STAFF:
Arden Thomas

RECOMMENDATION:
Move to approve resolution to authorize execution of first amendment to the contract for services for sale of mitigation certificates

BRIEFING SUMMARY:

- Kittitas County operates a water banking program that provides for the sale of water mitigation certificates.
- Kittitas County previously executed a 5-year Contract for Services for the sale of mitigation certificates with Nelson Gelbvieh Ranch Water Bank, LLC.
- This contract expires on May 18, 2026.
- Nelson Gelbvieh Ranch Water Bank, LLC wishes to assign its interest in this contract and all related water rights to Nelson Ltd Partnership.
- All parties would like to extend the current contract for an additional five years.
- A contract amendment has been prepared that assigns this interest pursuant to Section 12 of the existing agreement and extends the agreement for an additional five years.

BACKGROUND:

Kittitas County operates a water banking program that provides for the sale of water mitigation certificates. A water mitigation certificate enables applicants to demonstrate that they have legal access to water, as required by KCC 13.35.027. Water mitigation certificates are available through the County water bank and through private water banks.

On May 18, 2021, Kittitas County executed a Contract for Services for the Sale of Water Mitigation Certificates with Nelson Gelbvieh Ranch Water Bank, LLC (“NGR”). This agreement enables Kittitas County to sell NGR water rights under the same terms under which the County sells county-owned water.

Section 12 of the existing agreement enables NGR to assign its interest in the agreement to another person or entity by providing written notice to Kittitas County. NGR wishes to assign its interest in this contract and all related water rights to E. James Nelson Family Limited Partnership (“Nelson Ltd Partnership”). Kittitas County, NGR, and Nelson Ltd Partnership also wish to extend the term of the agreement. A contract amendment has been prepared to extend the agreement, document the assignment to Nelson Ltd Partnership, and update the notice provisions accordingly.

DISCUSSION:

These service contracts with private water bank entities help ensure that water held by private banks is retained for use within Kittitas County and further secure the availability of water for use within the County.

FISCAL IMPACTS:

By selling private mitigation certificates, Kittitas County continues to collect the revenue required to support program staffing and to collect the in-lieu fee for watershed management identified in Kittitas County’s 2014 Settlement Agreement. The County foregoes collecting the cost recovery fee component, as this portion of the fee is directed to the private water bank.

ATTACHMENTS:

Exhibit 1: Resolution

Exhibit 2: First Amendment to the Contract for Services Sale of Water Mitigation
Certificates

EXHIBIT 1:
Resolution

BOARD OF COUNTY COMMISSIONERS
COUNTY OF KITTITAS
STATE OF WASHINGTON

RESOLUTION
NO. _____

**RESOLUTION TO AUTHORIZE EXECUTION OF THE FIRST AMENDMENT TO THE
CONTRACT FOR SERVICES FOR THE SALE OF MITIGATION CERTIFICATES**

WHEREAS: Kittitas County operates a water banking program that provides for the sale of mitigation certificates; and

WHEREAS: Mitigation certificates offered through the Kittitas County Water Bank are backed by water rights that Kittitas County has purchased and that are held in the trust water program administered by the Department of Ecology and subject to a Trust Water Rights Agreement; and

WHEREAS: Resolution 2021-077 authorized a contract between Kittitas County and Nelson Gelbvieh Ranch, LLC (“NGR”) for the sale of water mitigation certificates; and

WHEREAS: This contract enabled Kittitas County to sell water mitigation certificates associated with NGR water rights that are held in the trust water program administered by the Department of Ecology (“Ecology”) and subject to a Trust Water Rights Agreement; and

WHEREAS: NGR now wishes to assign its interest in the Agreement and all related Water Rights to the E. James Nelson Family Limited Partnership (“Nelson Ltd Partnership”); and

WHEREAS: Kittitas County, NGR and the Nelson Ltd Partnership wish to assign NGR’s interest to Nelson Ltd Partnership; and

WHEREAS: Kittitas County, NGR and Nelson Ltd Partnership wish to extend the term of the Agreement; and

WHEREAS: The First Amendment to the Contract for Services for the Sale of Mitigation Certificates is attached hereto and incorporated herein by this reference.

NOW, THEREFORE BE IT RESOLVED that the Board of County Commissioners finds it to be in the best interest of the public to authorize execution of the First Amendment to the Contract for Services for the Sale of Mitigation Certificates.

DATED this 11th day of May 2026, at Ellensburg, Washington.

BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON

Cory Wright, Chairman

Attest:

Clerk of the Board- Julie Kjorsvik

Brett Wachsmith, Vice-Chairman

Deputy Clerk of the Board- Mandy Buchholz

Laura Osiadacz, Commissioner

EXHIBIT 2:
First Amendment to the Contract for Services Sale of Water Mitigation Certificates

First Amendment to the Contract for Services

Sale of Water Mitigation Certificates

THIS FIRST AMENDMENT TO THE CONTRACT FOR SERVICES FOR THE SALE OF WATER MITIGATION CERTIFICATES (the "First Amendment") executed on May 18, 2021 by and between KITTITAS COUNTY ("the County"), a political subdivision of the State of Washington, and NELSON GELBVIEW RANCH, LLC ("NGR") (hereinafter collectively referred to as the "Parties"), is hereby amended as follows:

WHEREAS, the County and NGR are Parties to the Contract for Services for the Sale of Water Mitigation Certificates ("Agreement") dated May 18, 2021, for the processing and sale of mitigation water rights.

WHEREAS, NGR is now wholly owned by the E. James Nelson Family Limited Partnership, a Texas Limited Partnership.

WHEREAS, NGR now wishes to assign its interest in the Agreement and all related Water Rights to the E. James Nelson Family Limited Partnership ("Nelson Ltd Partnership").

WHEREAS, the County, NGR and the Nelson Ltd Partnership wish to assign NGR's interest to Nelson Ltd Partnership.

WHEREAS, the County, NGR and Nelson Ltd Partnership wish to extend the term of the Agreement.

NOW THEREFORE, the Parties agree as follows:

1. Time of Performance. Section 3 of the Agreement is amended to read as follows:

"The term of this contract shall be until May 31, 2031 (the "Term"), with possibility of extending the length of the term on the mutual written agreement of the Parties."

2. Assignment. Section 12 of the Agreement is amended to read as follows:

"The County acknowledges and consents to NGR's intent to assign its interest in this Agreement and the Water Rights to the Nelson Ltd Partnership. The assignment of NGR's interest in this Agreement to the Nelson Ltd Partnership shall become effective upon the agreement by Washington State Department of Ecology to assign the Trust Water Right Agreement from NGR to the Nelson Ltd Partnership. The Nelson Ltd Partnership shall not assign its interest in this Agreement to another entity without assigning the Water Right to the same person or entity and providing written notice to the County."

3. Notices. Section 13 of the Agreement is amended to read as follows:

a. Nelson Ltd Partnership
Jim Nelson
16234 6th Ave NW
Shoreline, WA 98177
(206) 399-4995

With Copy To: Jessica Kuchan
Confluence Law, PLLC
21 Ave A., Ste 4
Snohomish, WA 99201
(206) 502-4401

b. Kittitas County
Kittitas County
205 W. 5th Ave., Suite 108
Ellensburg, WA 98926

4. Except as expressly amended and modified hereunder, the Agreement is affirmed, confirmed, and ratified by the County and Nelson Ltd Partnership and shall remain in full force and effect.
5. This First Amendment shall be effective upon its mutual execution and delivery by the County and Nelson Ltd Partnership, which may be executed and delivered by original instruments or electronic facsimiles in any number of counterparts, all of which together shall constitute one and the same document.

Signatures on the following page

IN WITNESS WHEREOF, the Parties have executed this Agreement this __ day of _____, 2026.

Nelson Gelbvieh Ranch, LLC

**BOARD OF COUNTY COMMISSIONERS
KITTITAS COUNTY, WASHINGTON**

By: _____

Name: E. James Nelson, Member

Date:

By: _____

Name: Cory Wright, Chair

By: _____

Name: Laura Osiadacz, Vice-Chair

E. James Nelson Family Limited Partnership

By: _____

Name: E. James Nelson, Partner

Date:

By: _____

Name: Brett Wachsmith, Commissioner

Date: _____

Attest:

Clerk of the Board

Approved as to Form:

Deputy Prosecuting Attorney

KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS

**PUBLIC WORKS – BOARD OF COUNTY COMMISSIONERS
STUDY SESSION STAFF REPORT**

STUDY SESSION DATE: **May 11, 2026**

TOPIC: **Quad County Rural Transportation Planning
Organization (QUADCO)**

ACTION REQUESTED: **Approve a letter to QUADCO agencies**

LEAD STAFF:
Josh Fredrickson

RECOMMENDATION:
Direct staff to finalize proposed letter and provide the letter to the BOCC office for signature and distribution.

BRIEFING SUMMARY:

- In 1990, the Washington State Legislature passed the Growth Management Act authorizing Regional Transportation Planning Program which allowed for the formation of Regional Transportation Planning Organizations (RTPOs).
- Local government agencies came together and agreed to create an organization called the Quad County Regional Transportation Planning Organization.
- Lead agency responsibilities for Quad County Regional Transportation Planning Organization (QUADCO) cycles between Adams, Grant, Lincoln and Kittitas counties.
- RTPOs are positioned to develop and support regional priorities and opportunities
- Evaluation of QUADCO’s rotating administration model may be necessary to ensure an effective approach for the future.

BACKGROUND:
QUADCO provides regional transportation planning and implementation, within the region of Adams, Grant, Kittitas and Lincoln counties, through the coordination of all entities and for all transportation modes. Participation in QUADCO is voluntary and consists of the QUADCO Council and the Transportation Board. The QUADCO Council is the body of members who have been appointed to represent member agencies to carry out responsibilities of QUADCO.

Administrative responsibilities cycle between the four counties. Kittitas County became lead agency on July 1, 2021, and completed tenure July 30, 2025. Lincoln County then became lead agency. The current QUADCO Bylaws have a four year rotation between counties acting as lead agency.

During Kittitas County time as lead agency, the work program included updates to policies as well as managing financial aspects. The Human Service Transportation Plan (HSTP) was updated which allows member agencies to access transit funding through the Washington State consolidated grant program. Policies including Title VI, Code of Ethics and ADA policies were developed or revised. In addition, funding programs for the Unified Planning Work Program (UPWP) and the Surface Transportation Block Grant Transportation Alternative (STBG-TA) were successfully solicited and managed to completion. Work also began on coordinating with member agencies the required updates and reviews of the Transportation Element of agencies comprehensive plans.

DISCUSSION:

QUADCO is unique in its administrative method. While other RTPO's have dedicated staff, QUADCO has a rotation between the four Counties, each acting as lead agency for a set period of time. This structure has allowed minimal administrative costs, using available funds for member planning projects. Funding opportunities have changed over the years. As a result, RTPOs need to be positioned to effectively identify opportunities and coordinate regional priorities. With the need for stronger regional planning, there is a need to consider the administrative structure of QUADCO including alternative approaches. Any revision to the QUADCO administrative structure will require member agency approval. A letter has been prepared and attached, requesting QUADCO membership discuss the current administrative model and evaluate if a different model will better serve members and the region.

FISCAL IMPACT:

None anticipated

ATTACHMENTS:

Draft Letter to QUADCO members



Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Cory Wright

District Two
Laura Osiadacz

District Three
Brett Wachsmith

May 11, 2026

Boards of County Commissioners

Adams County
210 W Broadway Ave
Ritzville, WA 99169

Grant County
35 C Street NW
Ephrata, WA 98823

Lincoln County
450 Logan Street
Davenport, WA 99122

RE: Regional Transportation Planning Capacity and QUADCO Administrative Structure

Dear Commissioners,

The Kittitas County Board of County Commissioners writes to invite a broader regional discussion regarding the future administrative structure and organizational capacity of the QUAD-COUNTY Regional Transportation Planning Organization (QUADCO).

As transportation funding at both the State and Federal level becomes increasingly competitive, technical, and strategically driven, Regional Transportation Planning Organizations must be positioned to effectively identify opportunities, develop competitive projects, and coordinate regional priorities. Recent observations by members of our Board through engagement with statewide transportation funding and freight mobility processes have raised concerns that QUADCO may not currently be operating at the level necessary to maximize these opportunities for our region.

This concern is particularly important given the significance of our region to Washington's freight and transportation system. QUADCO member counties encompass a substantial portion of the state's only east-west T-1 freight corridor, making regional coordination and project competitiveness critically important not only for our local communities, but for statewide economic mobility.

In discussions with Washington State Department of Transportation staff and through review of recent transportation funding awards, it has become increasingly evident that Regions with dedicated planning and grant development capacity are often more successful in securing external transportation investments. By contrast, regional organizations relying primarily on rotating administrative responsibilities among member agencies may face structural limitations in sustaining long-term project development and competitive grant readiness.

We want to be clear: this is not a reflection on the dedication or performance of our county Public Works departments. Across all our counties, Public Works professionals are carrying substantial responsibility in maintaining critical infrastructure systems with limited resources and increasing demands. The issue before us is whether our regional administrative model is adequately structured to support the growing complexity of transportation planning and funding.

We believe it is time to evaluate whether QUADCO's long-standing rotating administration model remains the most effective approach for the future. We also believe it is appropriate to consider alternatives, including dedicated staffing models or hybrid administrative approaches that could strengthen regional planning capacity, improve grant competitiveness, and reduce administrative burden on member Public Works departments.

To begin this discussion, we propose convening an initial virtual meeting of QUADCO member county commissioners, Public Works directors, and municipal partners including administrators and Public Works leadership from incorporated cities within our member counties to discuss:

- QUADCO's current organizational structure and administrative model
- Regional competitiveness for State and Federal transportation funding
- Opportunities for enhanced staffing or alternative governance models
- Improved county-city coordination on regionally significant transportation priorities

As construction costs continue to rise and local revenue sources face increasing pressure, our ability to secure outside transportation investment will become even more essential to maintaining and improving the infrastructure systems our communities depend upon.

We respectfully request your participation in this discussion and ask that you indicate your interest in an initial meeting so scheduling can begin.

We appreciate your partnership and shared commitment to strengthening transportation outcomes for our region.

Sincerely,

Cory Wright
Chairman

Brett Wachsmith
Vice Chair

Laura Osiadacz
Commissioner

Cc: WSDOT Tribal and Regional Integrated Planning Manager
QUADCO County Public Works Directors
Incorporated Cities and Towns of QUADCO Member Counties
QUADCO City Public Works Directors

**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

**PUBLIC WORKS – BOARD OF COUNTY COMMISSIONERS
STUDY SESSION STAFF REPORT**

STUDY SESSION DATE: May 11, 2026

TOPIC: Cle Elum Ridge

ACTION REQUESTED: Direction to Staff

LEAD STAFF:

Arden Thomas

RECOMMENDATION:

Direct staff to finalize proposed letter and provide it to the BOCC office for signature and distribution.

BRIEFING SUMMARY:

- The Nature Conservancy is working on securing a long-term public landowner for the approximately 9,700 acres of within the Cle Elum Ridge Vicinity.
- On July 14, 2025 representatives from the Nature Conservancy (TNC), Department of Natural Resources (DNR), Yakama Nation, and Mountains to Sound Greenway briefed the Board on two potential ownership options.
- Subsequently, DNR provided written notification that DNR will own and manage the northern 2/3rd of the property and the southern 1/3 will be owned and managed by the Nature Conservancy and other partners as a Community Forest.
- A concern with the Cle Elum Ridge project is the continued transfer of private land to public, especially of “green zone” property, which can be served by a mitigation bank for legal water availability.
- Kittitas County staff has conducted an initial assessment to identify DNR-held parcels within green zone areas. It may be possible to petition the DNR to make these parcels available for private purchase.
- Only an initial analysis has been conducted and additional work is needed to verify DNR support and finalize the analysis.

BACKGROUND:

The Nature Conservancy is working on securing a long-term public landowner for the approximately 9,700 acres of within the Cle Elum Ridge Vicinity. Kittitas County has consistently raised concerns regarding the cumulative impacts associated with continued transfers of private land into public ownership. County concerns have included impacts to the County tax base, the financial burden associated with recreation-related infrastructure and public services, and the limited supply of privately owned “green zone” lands that may support future development with mitigation-based water availability solutions.

In April 2022, DNR acknowledged these concerns in correspondence related to the Cle Elum Ridge project and expressed interest in continued dialogue regarding ways to achieve benefits to the County and address recreation-related impacts to County infrastructure.

On September 2, 2025, Commissioner of Public Lands Dave Upthegrove informed the Board of County Commissioners that DNR intends to actively manage approximately the northern two-thirds of the Cle Elum Ridge property as Trust Lands for commercial harvest and stated that the southern 1/3 will be owned and managed by the Nature Conservancy and other partners as a Community Forest. The letter also stated DNR's intent to continue coordinating with Kittitas County regarding recreation management and local impacts associated with public land ownership.

DISCUSSION:

County staff prepared the attached letter to acknowledge DNR's continued coordination and responsiveness to County concerns regarding the Cle Elum Ridge project. The letter recognizes DNR's commitment to manage portions of the property as Trust Lands for commercial harvest, which will continue generating revenue for Kittitas County and other taxing districts.

The proposed correspondence also reiterates the County's ongoing concern regarding the cumulative reduction of privately owned green zone lands within upper Kittitas County. County staff conducted an initial review of undeveloped DNR-owned parcels located within green zone areas and identified several parcels that may warrant further evaluation regarding whether they could be appropriate candidates for private ownership. The proposed letter requests continued coordination with DNR staff to explore whether any such opportunities exist.

FISCAL IMPACTS:

No direct fiscal impacts are associated with approval of the proposed letter. The issues discussed in the letter relate to broader long-term fiscal considerations associated with public land ownership, County tax base limitations, recreation-related service demands, and the availability of privately owned developable lands within Kittitas County.

ATTACHMENTS:

Exhibit A Draft Letter

EXHIBIT A
DRAFT DNR Letter



Kittitas County, Washington
BOARD OF COUNTY COMMISSIONERS

District One
Cory Wright

District Two
Laura Osiadacz

District Three
Brett Wachsmith

May 11, 2026

Dave Upthegrove
Commissioner of Public Lands
1111 Washington Street SE mail Stop 47001
Olympia, WA 98504-7001

RE: Cle Elum Ridge Property Transfer and Green Zone Parcel Considerations

Dear Commissioner Upthegrove,

We appreciate the thoughtful engagement your department has demonstrated in discussions regarding the future ownership and management of the Cle Elum Ridge property, particularly with respect to County concerns about recreation-related infrastructure impacts and the effects of continued private-to-public land transfers on the County's tax base.

Given the magnitude of this transaction, the fact that approximately 73% of Kittitas County is already in public ownership, the ongoing service demands associated with recreation on public lands, and the inclusion of extensive green zone properties in this transaction, the County continues to carefully consider the long-term economic implications associated with reductions in privately owned land. In particular, maintaining the tax base necessary to support critical governmental services remains an important consideration for the County and other local taxing districts. These considerations are especially significant given that water right mitigation constraints already limit the availability of land capable of supporting future development.

The County's concern regarding green zone properties is heightened by the limited availability of land that can support development requiring water, due to water right mitigation constraints in significant portions of the County. Green zone properties are lands with access to legal water mitigation that can support new water uses. This contrasts with the nearly 40,000 acres of red zone property in private ownership that are essentially undevelopable due to the unavailability of suitable water rights to mitigate new uses. The transfer of additional green zone lands into public ownership further reduces the already limited inventory of potentially developable private land.

As you have previously communicated, DNR intends to manage the Cle Elum Ridge lands transferred into your ownership as Trust Lands for commercial harvest, generating revenue for the County and other taxing districts. We appreciate DNR's commitment and responsiveness to our concerns. We also respectfully request that DNR work with Kittitas County staff to identify undeveloped green zone parcels currently owned and managed by DNR that could potentially be made available for private purchase. An initial review of DNR ownership suggests there may be several parcels that could have a higher and better use as developed property, contributing to the County's tax base.

Thank you for your continued commitment to problem solving and for maintaining strong working

relationships with local partners to address community concerns. We appreciate your partnership and ongoing collaboration.

Sincerely,

Cory Wright
District 1

Laura Osiadacz
District 2

Brett Wachsmith
District 3

Cc: Kate Dean, WA DNR Policy Director
Scott McFarland, WA DNR Southeast Region Manager

**KITTITAS COUNTY
DEPARTMENT OF PUBLIC WORKS**

**PUBLIC WORKS – BOARD OF COUNTY COMMISSIONERS
STUDY SESSION STAFF REPORT**

STUDY SESSION DATE: May 11, 2026

**TOPIC: Kittitas County CWU Technology Transfer Center
Feasibility Study Report**

ACTION REQUESTED: Informational Briefing, no action required.

LEAD STAFF:

Joshua Fredrickson

RECOMMENDATION:

Informational briefing – no action required by the Board.

BRIEFING SUMMARY:

- Kittitas County was awarded funding for a planning grant from the Washington State Community Economic Revitalization Board (CERB).
- The grant supported the development of a feasibility study to repurpose the Old Heat building into a Technology Transfer Center.
- The Conference of Government supported the next phases of the project
- Capital Stacking and Grant Support Documents have been prepared.

BACKGROUND:

The Washington State Community Economic Revitalization Board (CERB) selected Kittitas County to receive planning grant funding. This grant, in addition to matching funds through the Distressed County Sales and Use Tax, supported the development of the Kittitas County CWU Technology Transfer Center Feasibility Study. In addition to the study, a Capital Stacking plan has been developed as well as grant support documents.

DISCUSSION:

This study has focused on the opportunities to transform the Old Heat building on the CWU campus into a center for innovation, training and economic growth. To help support economic growth the space within Old Heat has been identified for future use for technology, advanced manufacturing and entrepreneurship.

As part of the study, the feasibility of a public/private partnership to share costs of construction and improvements has been explored. The feasibility study examined ownership models and identified the reuse and restoration of the building, rather than constructing something new, as the best path forward.

This will allow the project to be broken into phases for raising private sector capital. This will lower the cost of entry for future business collaborations at the Technology Transfer Center.

The Conference of Governments may be used to help support the funding mechanism or capital stacking, for this project as well. To support this effort, a capital stacking plan to identify a structured public-private investment strategy. A document identifying phased construction and estimated costs has also been prepared. This document will assist in focusing and applying for grant support.

FISCAL IMPACTS:

Project study was funded through grant awards and matching 0.09 funds.

ATTACHMENTS:

Old Heat Capital Stacking

Old Heat Grant Support

The Old Heat Building

A \$10 Million Capital Stacking Campaign



A PUBLIC-PRIVATE INVESTMENT STRATEGY

The Old Heat Building stands at a defining moment between preservation and progress. Once a utilitarian engine that powered campus infrastructure, it now presents an extraordinary opportunity to power something far more enduring: innovation, entrepreneurship, workforce development, and community connection. Its historic masonry, industrial scale, and architectural authenticity give it gravitas. Its next chapter gives it purpose.

The University will own the building. It will steward the asset, guide its long-term mission, and ensure that programming aligns with institutional priorities, academic partnerships, and regional economic development goals. Yet the transformation of the Old Heat Building cannot rely solely on University capital resources. Its rebirth requires a carefully structured and deliberately sequenced capital campaign—one that blends public infrastructure investment, corporate leadership, philanthropic partnership, and broad community participation into a coordinated \$10 million capital stack.

This is not simply a fundraising effort. It is a structured public-private investment strategy designed to align infrastructure finance, corporate underwriting, philanthropic gifts, and grassroots engagement into a cohesive financial architecture.

At the heart of the strategy is a recognition that the building's renovation is modular and phased. The work begins with the warm shell and life-safety systems that stabilize the structure and make it occupiable. From there, mezzanine build-outs, annex activation, historic preservation elements, and exterior site improvements unfold in clearly defined scopes. That phasing is not only a construction strategy—it is a fundraising advantage. Sponsors are not asked to fund abstractions; they are invited to complete tangible, visible, named spaces that permanently link their investment to the physical transformation of the building.

Old Heat Capital Stacking Structure



The capital stack begins with public infrastructure investment. As a University-owned asset, the Old Heat Building qualifies for state and federal capital tools that can stabilize and de-risk the project. State capital appropriations, economic development grants, potential CERB participation, historic preservation incentives, energy financing mechanisms such as PACE, and other infrastructure resources form the foundational layer of the stack. These investments are catalytic rather than charitable. They address code compliance, structural stabilization, preservation of historic elements, and essential life-safety improvements. Public dollars signal seriousness and institutional commitment. They provide the structural base upon which private investment can confidently build.

Securing this public layer is the first execution step in the campaign. During the pre-campaign phase, the University and its affiliated campaign entity will finalize the full project budget, confirm scope definitions, assess historic tax credit eligibility, evaluate bond participation where appropriate, and initiate capital budget conversations with legislative partners. By establishing this foundation early, the campaign reduces perceived risk and creates momentum before entering the private fundraising phase.

With the infrastructure base in place, the campaign will seek a transformative corporate anchor partner. This is not sponsorship in the traditional sense; it is leadership investment. A regional or national corporation aligned with innovation, workforce development, research partnerships, or sustainability will be invited to serve as the founding partner of the Old Heat Building. Rather than a single one-time gift, the campaign will structure this commitment as a multi-year underwriting pledge, potentially over five years, with an accelerated initial contribution to support early construction needs. This structure mirrors successful corporate underwriting models used in comparable projects, where early capital infusion supports construction timelines while establishing a durable, long-term partnership.

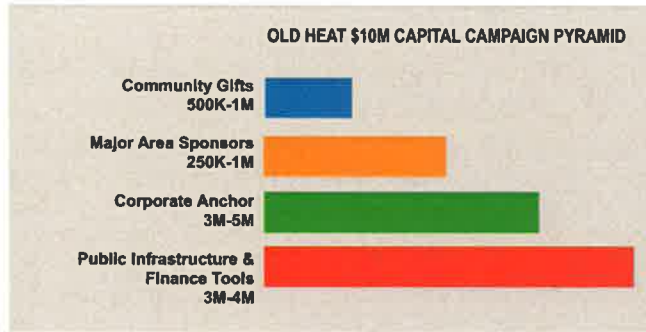
The corporate anchor will receive prominent naming rights, exterior visibility, interior recognition, and strategic alignment with the building's programming. More importantly, the partner will be positioned as a co-investor in regional talent development and innovation infrastructure. The narrative presented to this partner will align with workforce pipeline development, research collaboration opportunities, ESG commitments, green economy initiatives, and economic equity. The Old Heat Building will be positioned not merely as a venue, but as a platform for innovation and industry engagement.

Above the anchor layer, major area sponsors will activate defined portions of the building. The mezzanine can become an innovation or research collaboration level underwritten by a technology or engineering firm. The coal bin level can transform into a collaborative event space bearing the name of a civic benefactor. Training rooms in the annex can align with workforce development partners. Historic preservation elements, including restored architectural features, can attract donors passionate about heritage stewardship. Exterior plazas and gathering spaces can reflect the leadership of corporations committed to public engagement. Each significant gift completes a defined construction component and permanently associates the donor with a physical space inside the building.

The final layer of the capital stack is the community itself. Alumni, faculty, families, local businesses, and regional residents will have opportunities to participate through founders' recognition walls, brick or tile campaigns, small business sponsorships, and community fundraising events. These contributions, while smaller in scale, are powerful in meaning. They transform the building from a University project into a shared civic achievement. When the doors open, the community will recognize its fingerprints in the masonry and its commitment in the walls.

Old Heat Ca Stacking Struc

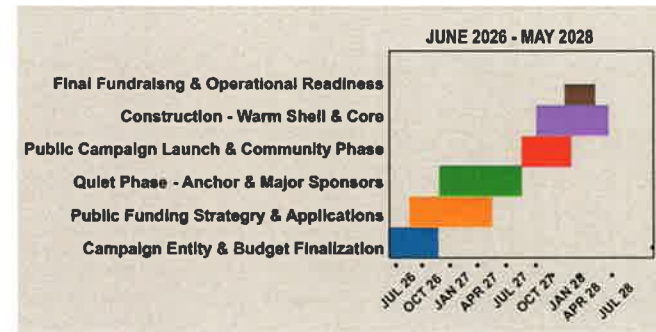
Old Heat Capital Campaign Pyramid



To execute this campaign effectively, a clearly defined leadership structure is essential. Because the University will own the building and oversee construction and long-term programming, it must remain the ultimate steward of the project. However, successful capital campaigns of this scale benefit from a dedicated, agile fundraising vehicle. For that reason, the recommended structure is the formation or designation of a 501(c)(3) whose mission is specifically centered on economic development initiatives such as the Old Heat capital campaign. This affiliated nonprofit will operate in formal partnership with the University while focusing exclusively on campaign execution.

The foundation will recruit a Campaign Cabinet composed of University leadership, corporate executives, civic influencers, and philanthropic champions. It will negotiate sponsorship agreements, steward donors, and coordinate campaign communications. The University will retain ownership, oversee construction, and ensure mission alignment. The 501(c)(3) will serve as the fundraising engine. Together, they create a hybrid structure of governance for operations and fundraising while maintaining unified strategic direction.

Old Heat Capital Campaign Construction Timeline



The execution of the campaign will unfold in deliberate phases. The initial six months will focus on establishing the campaign entity, finalizing budgets and naming frameworks, and securing public infrastructure commitments. The following six to twelve months will constitute the quiet phase, during which the corporate anchor and major sponsors are cultivated and secured. The goal during this period is to secure at least half of the total campaign goal before public launch. Only once the campaign reaches critical mass will it enter the public phase, marked by a formal announcement, media engagement, public tours, renderings, and community outreach events.

Throughout the silent phase, brand development and master plan communication will be critical. The Old Heat Building must be positioned within a broader campus vision. It should be framed as the catalytic first phase of a larger innovation and community engagement strategy. Sharing renderings, storytelling through video, hosting tours, and communicating milestones will maintain momentum and public enthusiasm. Campaign momentum must not be allowed to stall; visible progress builds trust.

Equally important is operational readiness. As construction proceeds, the University must clarify the long-term operating model for the building. Whether through internal management or partnership with a mission-aligned nonprofit or public-private operator,

Old Heat Capital Campaign & Construction Timeline

the building's programming must reflect its capital investment. Workforce training partnerships, industry collaboration, entrepreneurship programming, cultural events, and community gatherings should all align with the economic development narrative that underpins the campaign.

The capital stack thus rises in intentional layers. Public infrastructure tools provide structural stability. Corporate anchor investment delivers transformational momentum. Major sponsors activate specific spaces. Community philanthropy builds broad ownership. Each layer strengthens the one above it. Each layer depends on the credibility of the one beneath it.

This strategy reduces risk by distributing responsibility. It builds confidence by sequencing commitments. It creates momentum through visible milestones. And it reflects the collaborative spirit necessary to bring a historic industrial structure into a new era of relevance.

The Old Heat Building's rebirth will not be measured solely in square footage renovated or dollars raised. It will be measured in partnerships formed, industries engaged, students inspired, and communities gathered. It will stand as visible proof that when a University commits to stewardship and invites its region to invest alongside it, transformation is not only possible—it is inevitable.

Below is a detailed narrative of a 24-month implementation timeline beginning June 2026 and running through May 2028, aligned directly with the enriched capital stacking narrative and campaign execution structure.

This assumes:

- The University owns the building
- A University-affiliated 501(c)(3) foundation is formed to lead the campaign
- Construction and fundraising move in coordinated phases
- Public infrastructure commitments are pursued in parallel with private fundraising

PHASE 1: CAMPAIGN INFRASTRUCTURE & PUBLIC FOUNDATION

JUNE 2026 – NOVEMBER 2026 (MONTHS 1–6)

This first six-month period establishes the structural and financial foundation of the campaign.

JUNE – JULY 2026

The University formally designates or establishes the affiliated 501(c)(3) foundation dedicated to the Old Heat Building campaign. Articles of incorporation are finalized, bylaws adopted, and a development agreement executed between the University and the foundation defining roles, ownership, and authority.

A Campaign Cabinet is recruited, composed of:

- University leadership
- Corporate executives
- Civic and philanthropic leaders
- Economic development stakeholders

Simultaneously, the University finalizes:

- Confirmed construction scopes
- Refined total project budget (with contingency)
- Naming rights matrix
- Sponsorship levels and recognition policies

AUGUST – SEPTEMBER 2026

Public infrastructure strategy is activated.

The University and campaign leadership:

- Initiate state capital budget conversations
- Explore CERB eligibility and begin application preparation if appropriate
- Evaluate historic tax credit eligibility
- Assess bond participation and debt structure if needed
- Analyze PACE or other energy financing tools

During this period, messaging materials are developed:

- Case statement document
- Corporate anchor prospectus
- Naming opportunities brochure
- Economic impact summary
- Master plan integration narrative

OCTOBER – NOVEMBER 2026

Campaign transitions into quiet phase preparation.

Top 10–15 major prospects are identified:

- Corporate anchor candidate(s)
- Industry-aligned partners
- Major philanthropic families
- Regional foundations

Prospect cultivation meetings begin quietly and confidentially.

Phase 1: Campaign Infrastructure & Public Foundation

Phase 2: Quiet Phase & Anchor Securement

DECEMBER 2026 – AUGUST 2027 (MONTHS 7–15)

The quiet phase focuses on securing 50–70% of the total campaign goal before any public announcement.

DECEMBER 2026 – FEBRUARY 2027

Formal solicitation of Corporate Anchor Partner.

Proposal structure includes:

- Multi-year pledge (3–5 years)
- Accelerated initial contribution to support construction mobilization
- Naming rights agreement
- ESG and workforce alignment narrative
- Industry partnership integration

Simultaneously, discussions continue with state and public funding entities.

MARCH – MAY 2027

Anchor commitment secured (target: \$3–5M).

Upon anchor confirmation:

- Legal documentation completed
- Payment schedule aligned with construction cash flow
- Naming agreement finalized

Major area sponsor cultivation intensifies during this period. Specific spaces (mezzanine, annex, collaboration areas, plaza areas) are matched with aligned prospects.

Public infrastructure layer ideally receives:

- Letter of intent
 - Budget inclusion
 - Grant approval
- Or formal application submission

By May 2027, campaign target should reach approximately 60% of total goal.

JUNE – AUGUST 2027

Major sponsor commitments close in succession.

Milestones achieved:

- 70%+ of campaign goal secured
- Public funding clarity achieved
- Construction sequencing confirmed
- Groundbreaking date identified

Public campaign launch planning begins.

SEPTEMBER 2027 – FEBRUARY 2028 (MONTHS 16–21)

This period marks visible progress and broad engagement.

SEPTEMBER 2027

Formal Public Campaign Launch Event.

Event includes:

- Announcement of corporate anchor
- Announcement of major sponsors
- Presentation of total funds raised to date
- Release of renderings
- Media coverage
- Campus and community celebration

Public phase of campaign officially begins.

Community giving programs launch:

- Founders wall
- Brick/tile recognition
- Alumni outreach
- Corporate employee engagement
- Regional small business sponsorships

OCTOBER – DECEMBER 2027

Construction mobilization begins (if public funding and anchor capital timing align). Warm shell and infrastructure work commences.

Milestone communications strategy deployed:

- Monthly construction updates

- Donor spotlights
- Behind-the-scenes tours
- Social media storytelling
- Legislative updates

JANUARY – FEBRUARY 2028

Community campaign intensifies during visible construction progress.

Target: 85–90% of campaign goal secured.

Additional smaller sponsors and philanthropic gifts close as excitement builds.

Phase 3: Public Launch & Construction Mobilization

Completion Milestones

Completion Milestones

MAR 2028 – MAY 2028 (MONTHS 22–24)

Final phase focuses on closing remaining campaign gap and reinforcing sustainability.

MARCH – APRIL 2028

Campaign leadership works to close final commitments to reach full \$10M goal.

Naming signage production begins:

- Exterior signage fabrication
- Interior recognition installation
- Founders wall production

Operational readiness planning intensifies:

- Finalize building management structure
- Confirm programming calendar
- Secure workforce and industry partnerships
- Establish event and rental model

MAY 2028

Construction milestone event held:

- Warm Shell completion celebration
- Public tour for donors
- Sponsor recognition ceremony

Campaign declared substantially complete.

Remaining multi-year pledge payments continue per schedule, but capital campaign goal achieved.

Summary of 24-Month Progress

Summary of 24-Month Progression

JUNE 2026 – NOVEMBER 2026

Foundation established. Budget finalized. Public funding pursued. Quiet phase prepared.

DECEMBER 2026 – AUGUST 2027

Corporate anchor secured. Major sponsors committed. Public funding clarified. 60–70% raised.

SEPTEMBER 2027 – FEBRUARY 2028

Public launch. Construction begins. Community campaign active.

MARCH 2028 – MAY 2028

Campaign closes at \$10M. Recognition installed. Operational transition begins.



Central Washington University Old Heat Plant Grant Support

INTEGRUS

A COLLABORATION OF YGH & INTEGRUS ARCHITECTURE



SUMMARY

The Old Heat Plant on Central Washington University's campus has undergone partial renovations and multiple feasibility studies over the years. Building on this existing body of work, Integrus developed a series of high-level cost estimates to support potential future development of the facility. This strategy is intended to establish a path forward to a flexible and code-compliant base building that can accommodate future tenant improvements. Funded by grants and/or sponsorship-driven build-outs, ultimately enabling the transformation of the structure into a Business Innovation Center.

To organize the scope and clearly define areas of work, the project is divided into ten scopes. Each represents a distinct component of the building or site and will be further expanded upon in the following pages.

The costs assume the project design starts on 02/2026 with two years of escalation factored in to the mid point of construction. If the project does not start now additional costs would be incurred.

CONSTRUCTION COSTS

1. WARM SHELL	\$2,630,350
2. HEAT PLANT OCCUPANCY	\$3,833,829
3. ANNEX OCCUPANCY	\$292,156
4. MEZZANINE BUILD OUT	\$901,833
5. COAL BIN BUILD OUT	\$1,132,838
6. SITE EAST	\$406,970
7. SITE WEST	\$274,653
8. SITE NORTH	\$528,811
9. INTERIOR GLAZED BLOCK	\$355,545
10. ANNEX RESTROOMS	\$208,100
TOTAL COST	\$10,565,085



SCOPE: WARM SHELL

This scope represents the base cost to provide heating to the facility and achieve a warm shell.

This scope does not create occupiable interior space and is solely exterior modifications to enclose the building.

This cost does not include cleaning of the exterior brick.

We recommend that this scope be completed first.

1. CONSTRUCTION COSTS	\$1,736,031
Abatement	
New Exterior Windows	
Exterior Wall & Floor Infill	
New Roof on Steam Plant	
Ext. Cladding at Smoke Duct	
Mechanical	
Electrical	
2. SOFT COSTS	\$894,319
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$2,630,350

Architectural:

This scope includes abatement of the building, new exterior windows on the Heat Plant (new annex windows were previously installed), exterior wall and floor infill at the Ash Tank, new roof at the Heat Plant, roof repairs at the annex, and exterior cladding to enclose the smoke duct running from the heat plant to the smoke stack.

Mechanical, Plumbing, and Fire Sprinkler Scope:

The previously completed project included the installation of the central building air handler, heating system, and cooling system. The equipment has not been started but appeared to be in good condition in February 2026.

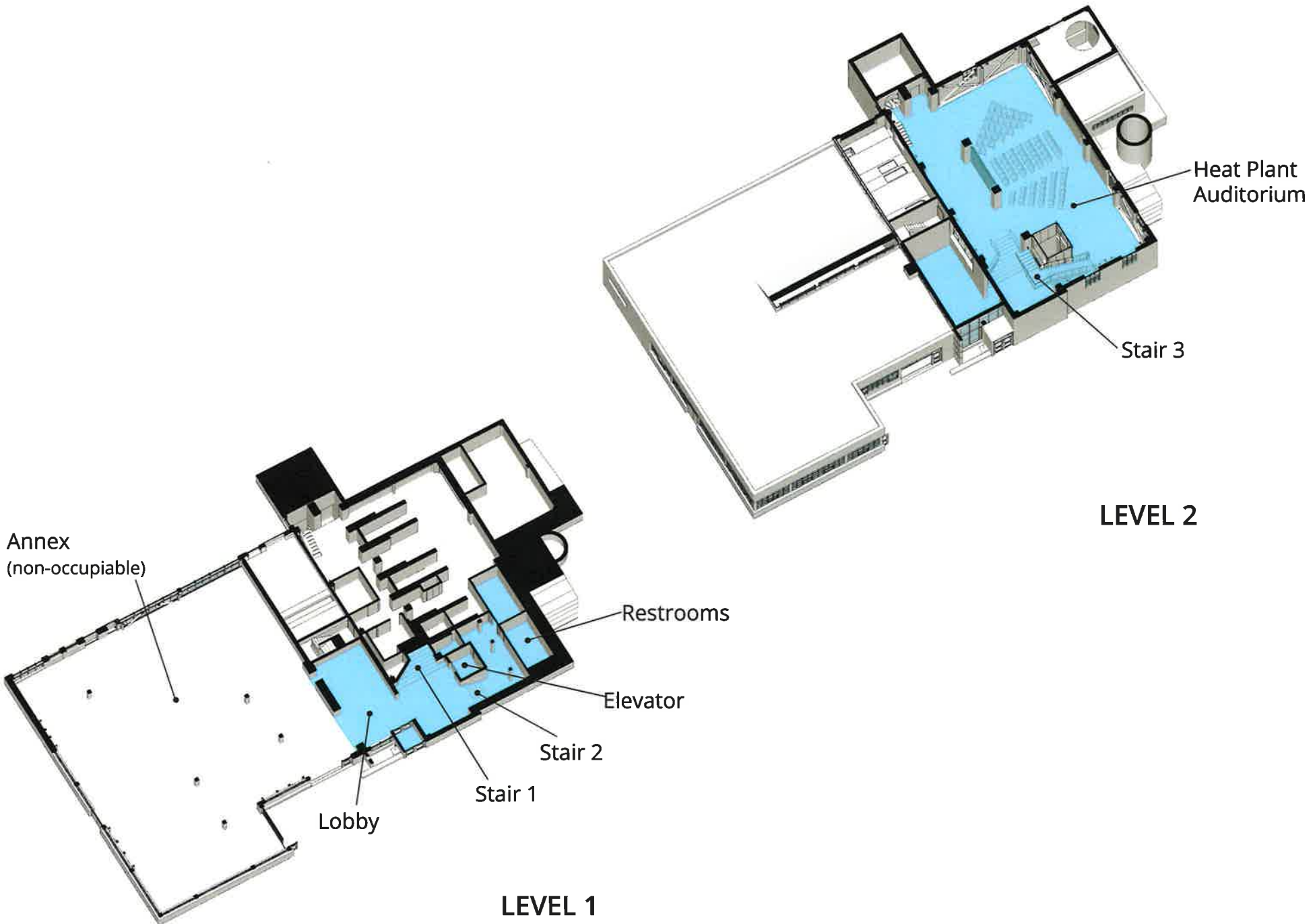
HVAC: Branch level ductwork, single duct terminal boxes, heating water piping to single duct terminal units, rooftop exhaust fan, grilles, registers, diffusers (GRDs), controls to support activated equipment, and equipment startup and commissioning are included to achieve a warm shell.

Plumbing: No scope is included.

Fire Sprinkler: No scope is included.

Electrical:

New power and fire alarm systems will be provided for the construction of exterior walls as part of the heating plant envelope. Mechanical connections will be provided to support planned mechanical improvements. Power circuits will be served from the existing branch panels located in the main electrical room. Conduit pathways for future roof mounted PV array will be installed during the roofing work. Fire alarm devices will be served from the existing FACP.



Annex
(non-occupiable)

Restrooms

Elevator

Stair 2

Stair 1

Lobby

Heat Plant
Auditorium

Stair 3

LEVEL 1

LEVEL 2

SCOPE: HEAT PLANT OCCUPANCY

This option represents the base cost to create an occupiable interior space on the heat plant side of the building. While the space will be occupiable from a building code perspective, this scope does not include interior build-out.

To complete this scope the Warm Shell scope needs to be completed first.

Interior Glazed Block Scope would also need to be completed for safe occupancy.

The Annex would not be occupiable under this scope.

1. CONSTRUCTION COSTS	\$2,530,327
Heat Plant Slab	
Lobby Slab	
Lower Level Restrooms	
New Curtain-wall @ Entry	
New Entry Vestibule	
Interior Lobby Wall Finishes	
Elevator	
Structural Steel	
Stairs 1-3	
MEPF (mechanical, electrical, plumbing, fire protection)	
2. SOFT COSTS	\$1,303,502
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$3,833,829

Architectural:

This option includes the build-out and detailing of the entry lobby and vestibule, central restrooms, heat plant slab, Stair 1-3, elevator and all structural steel.

Mechanical, Plumbing, and Fire Sprinkler Scope:

Mechanical: This option includes all branch level ductwork, single duct terminal units, rooftop exhaust fan, GRDs, DX split system servicing the elevator machine room, building controls, and heating water piping to support the bucket's build-out areas.

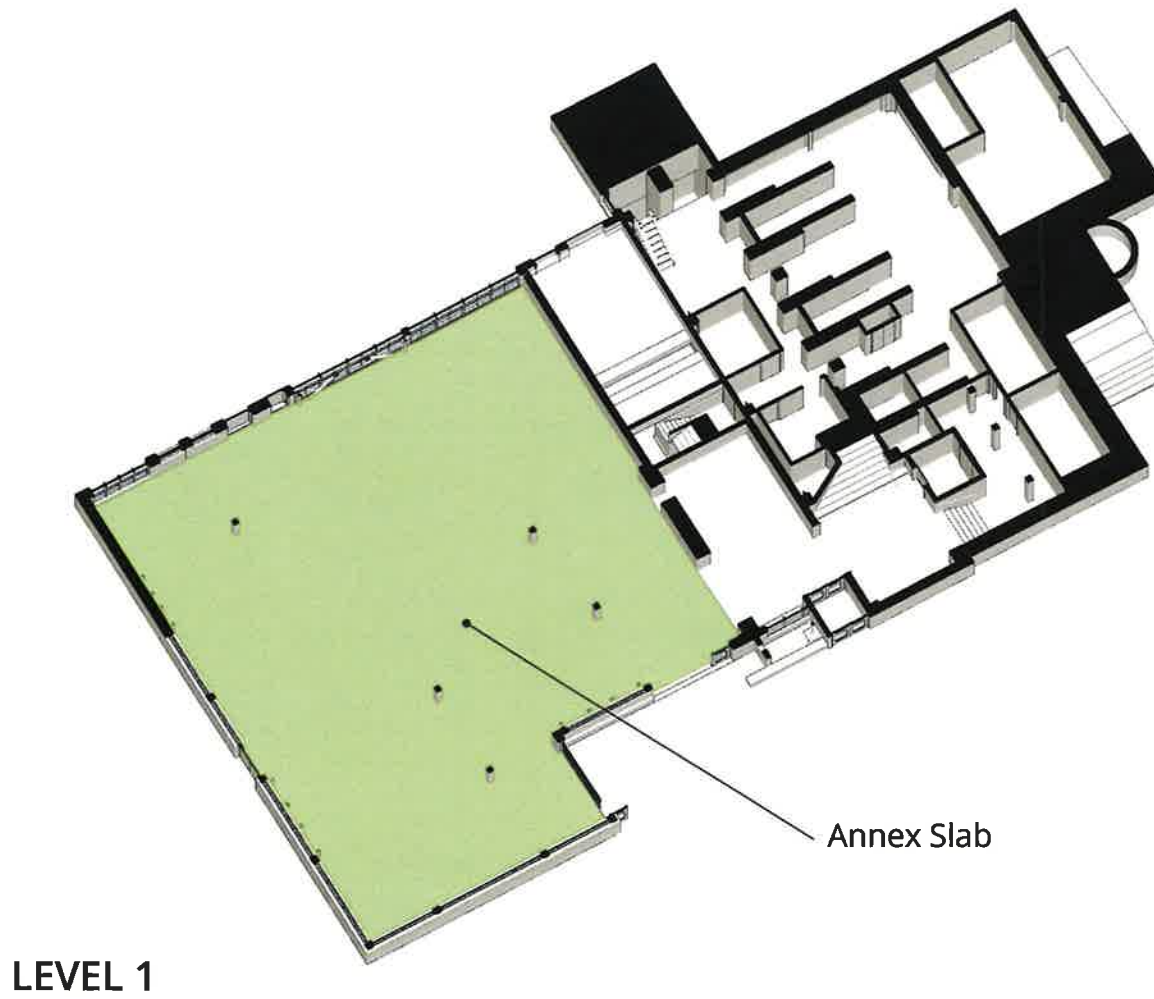
Plumbing: All Level 0 below grade plumbing to service the areas outlined in this scope was completed previously. All water, waste, and vent piping, fixtures, valves, and balancing of hot water recirculation system is included to support this scope's build-out areas.

Additionally, this option includes below grade waste and vent piping for future fixtures located in 004 Custodial and 012 Break Room.

Fire Sprinkler: All sprinkler piping and heads required to service this bucket's build-out areas.

Electrical:

New power, data, lighting and fire alarm systems will be provided for the construction of the heating plant interior walls and full build-out of specific areas noted as having final finishes. Permanent lighting will be installed in finished areas and areas where future ceilings are open to structure. Mechanical connections will be provided to support planned mechanical improvements. Elevator power, data and fire alarm connections will be provided. Power circuits will be served from the existing branch panels located in the main electrical room. Fire alarm devices will be served from the existing FACP.



SCOPE: ANNEX OCCUPANCY

This option represents the base cost to create an occupiable interior space on the annex side of the building.

While the space will be occupiable from a building code perspective, this scope does not include interior build-out. Interior drywall/finishes would need to be added as part of future Tenant Improvement work.

To complete this scope the Warm Shell scope needs to be completed first.

1. CONSTRUCTION COSTS	\$192,823
Annex Slab Build-up	
Annex Slab	
Plumbing Rough-in	
2. SOFT COSTS	\$99,333
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$292,156

Architectural:

This option includes the build-out of the annex slab including below grade plumbing for two single occupancy restrooms and one coffee bar sink (not included in this scope).

Mechanical, Plumbing, and Fire Sprinkler Scope:

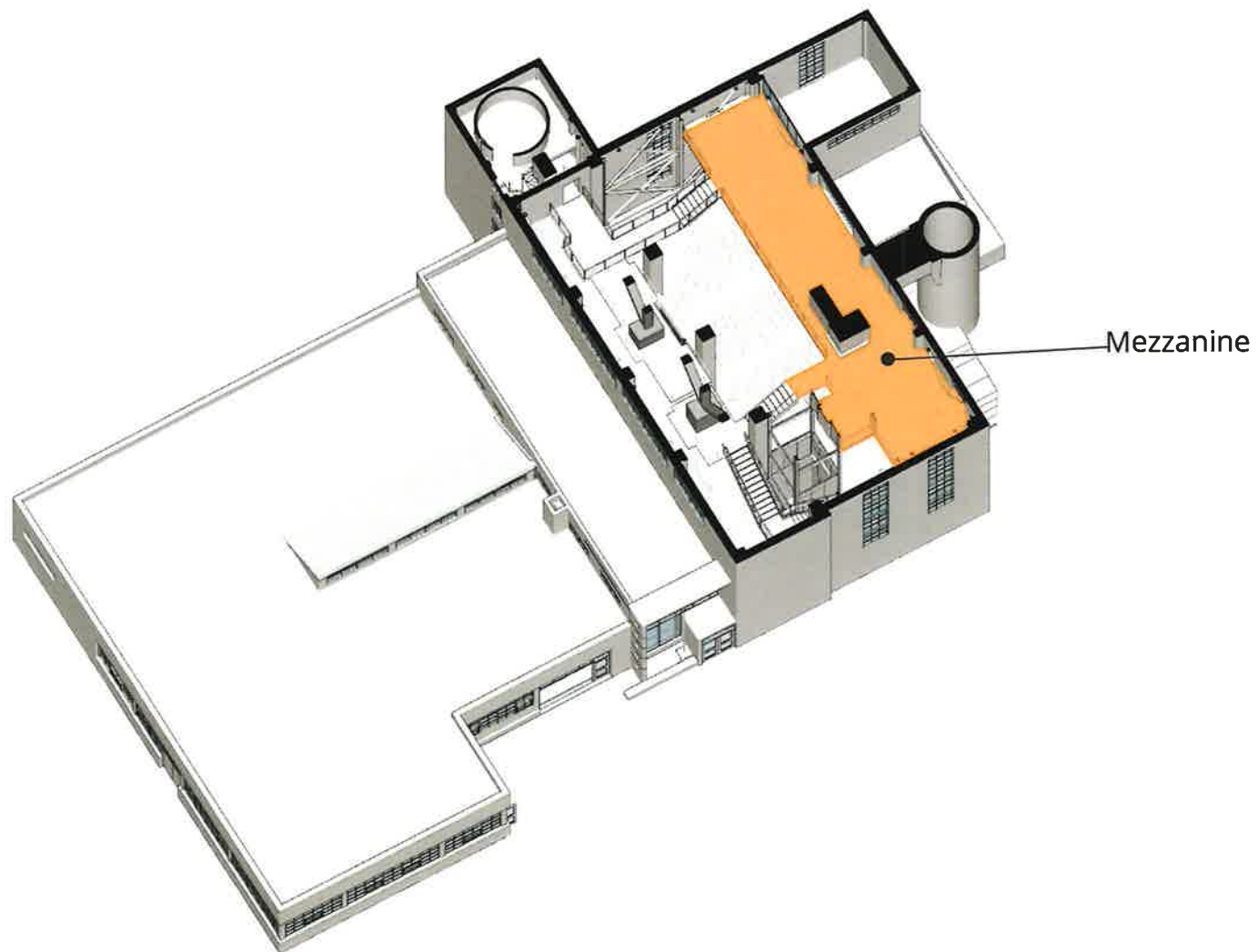
Mechanical: No scope is included.

Plumbing: All Level 0 below grade plumbing to service the areas outlined in this bucket was completed previously.

Fire Sprinkler: No scope is included.

Electrical:

No scope is included.



LEVEL 3 - MEZZANINE

SCOPE: MEZZANINE BUILD-OUT

This option represents the base cost to create an occupiable space on the mezzanine level. The space could fit a maximum of 49 occupants until the Coal Bin Build-out scope is completed.

While the space will be occupiable from a building code perspective, this scope does not include interior build-out.

While the structural steel for this level is included in the Heat Plant Occupancy phase, due to its relationship to the elevator, the finishing will not be complete until this phase.

To complete this scope the Warm Shell and Heat Plant Occupancy scopes needs to be completed first.

1. CONSTRUCTION COSTS	\$595,210
Deck Framing	
Guard Rail	
Mechanical	
Fire Protection	
Electrical	
2. SOFT COSTS	\$306,623
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$901,833

Architectural:

This option includes the build out of the mezzanine guard rails, as well as various demo and cleanup of existing items.

Mechanical, Plumbing, and Fire Sprinkler Scope:

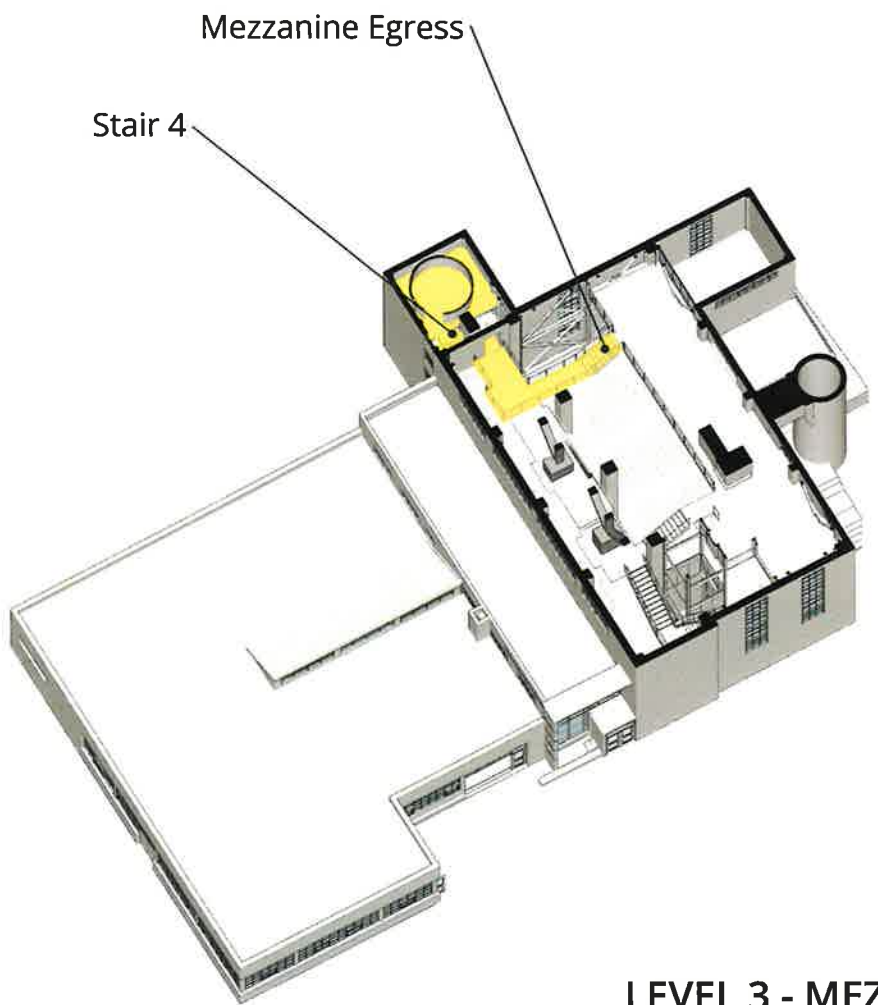
Mechanical: This option includes the indoor variable refrigerant flow (VRF) fan coils, outdoor VRF heat pumps, energy recovery ventilator (ERV) roof cowls, refrigerant piping, and all required refrigerant accessories to support the future build-out of the area. Final branch ductwork, GRDs, and building controls connected to the VRF system to service the full build-out of the Mezzanine will be provided as part of the future TI. Heating of this level from the existing air handler will be provided as part of the Bucket 1 scope.

Plumbing: No scope is included.

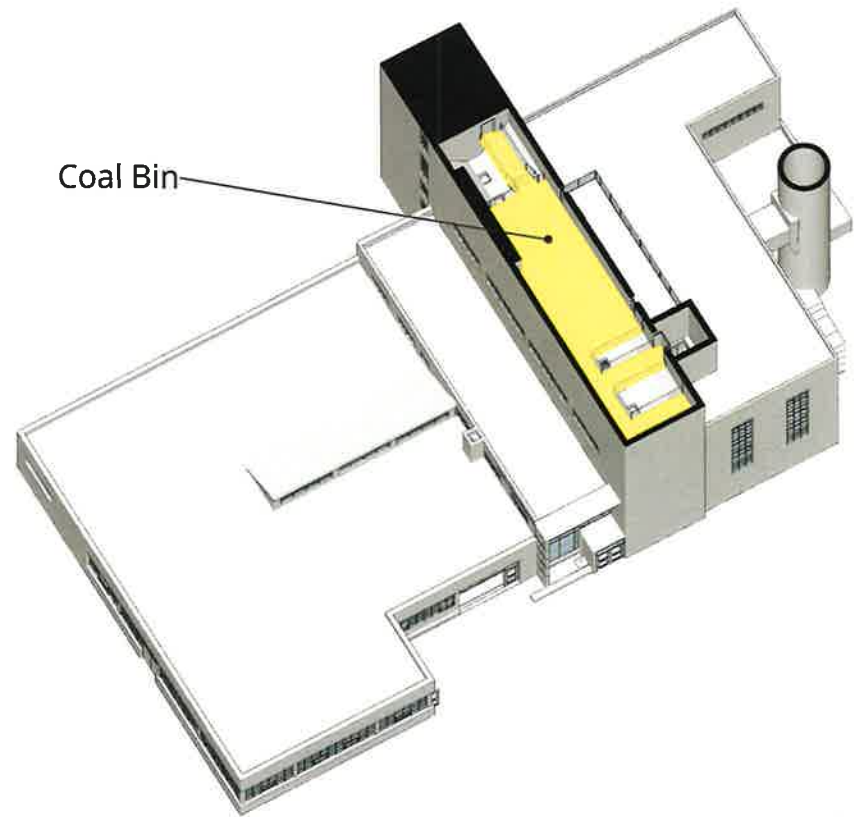
Fire Sprinkler: Sprinkler mains and heads to support an ordinary hazard group 1 density included, with final head layout to follow as part of the future tenant build-out.

Electrical:

New power, data, lighting and fire alarm systems will be provided for the construction of the mezzanine for occupancy. Permanent lighting will be installed where future ceilings are open to structure. Mechanical connections will be provided to support planned mechanical improvements. Power circuits will be served from the existing branch panels located in the main electrical room. Fire alarm devices will be served from the existing FACP.



LEVEL 3 - MEZZANINE



LEVEL 4 - COAL BIN

SCOPE: COAL BIN BUILD-OUT

This option represents the base cost to create an occupiable space on the coal bin level. This space will have a max occupancy of 49 due to the single exit.

While the space will be occupiable from a building code perspective, this scope does not include interior build-out.

To complete this scope the Warm Shell, Heat Plant Occupancy, and Mezzanine scopes needs to be completed first.

1. CONSTRUCTION COSTS	\$747,673
Concrete Slab	
Stair 4 Modifications	
New Exterior Windows	
Mechanical	
Fire Protection	
Electrical	
2. SOFT COSTS	\$385,165
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$1,132,838

Architectural:

This option includes a new steel floor structure and composite concrete deck, new exterior windows to introduce day lighting, modifications to the spiral stair (stair 4), and the addition of a secondary egress route for the mezzanine level.

Mechanical, Plumbing, and Fire Sprinkler Scope:

Mechanical: This option includes the indoor VRF fan coils, outdoor VRF heat pump, louvers, refrigerant piping, and all required refrigerant accessories, branch ductwork, and controls to provide a warm shell of this area once the floor slab is added as part of this scope bucket.

Plumbing: No scope is included.

Fire Sprinkler: Sprinkler mains and heads to support an ordinary hazard group 1 density included, with final head layout to follow as part of the future tenant build-out.

Electrical:

New power, data, lighting and fire alarm systems will be provided for the construction of the coal bin for occupancy. Permanent lighting will be installed where future ceilings are open to structure. Mechanical connections will be provided to support planned mechanical improvements. Power circuits will be served from the existing branch panels located in the main electrical room. Fire alarm devices will be served from the existing FACP.



Main Entry Site Work

EXTERIOR RENDERING

SCOPE: SITE EAST

This option represents the cost to complete the landscape and hardscape work at the main entrance.

To complete this scope the Heat Plant Occupancy scope needs to be completed first.

1. CONSTRUCTION COSTS	\$268,600
Excavation	
Concrete Paving	
Concrete Benches	
Landscaping	
Irrigation	
Electrical	
2. SOFT COSTS	\$138,165
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$406,970

Architectural:

Landscape and hardscape as part of the main entry sequence to the building.

Mechanical, Plumbing, and Fire Sprinkler Scope:

Mechanical: No scope is included.

Plumbing: No scope is included.

Fire Sprinkler: No scope is included.

Electrical:

New power and lighting will be provided for accent lighting at planned seating benches. Power circuits will be served from the existing branch panels located in the main electrical room.

SCOPE: SITE WEST

This option represents the cost to complete the landscape, hardscape, and asphalt work at the backside of the building.

1. CONSTRUCTION COSTS	\$181,271
Excavation	
Asphalt Paving @ Alley	
Concrete Paving	
Concrete Benches	
Landscaping	
Irrigation	
Electrical	
2. SOFT COSTS	\$93,382
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$406,970

Architectural:

Landscape, hardscape, and asphalt works at the rear of the building

Mechanical, Plumbing, and Fire Sprinkler Scope:

Mechanical: No scope is included.

Plumbing: No scope is included.

Fire Sprinkler: No scope is included.

Electrical:

New power and lighting will be provided for accent lighting at planned seating benches. Power circuits will be served from the existing branch panels located in the main electrical room.



North Side Site Work

EXTERIOR RENDERING

SCOPE: SITE NORTH

This option represents the cost to complete the landscape, hardscape, and concrete patio at the north side of the building.

It is required to bring the north exit of the Heat Plant up to code. Providing a secondary accessible means of egress.

This cost is based on the previous design however a more modest design could achieve the code requirements for egress and be a cost savings.

1. CONSTRUCTION COSTS	\$349,015
Excavation	
Concrete Patio & Ramp	
Concrete Paving	
Landscaping	
Irrigation	
Electrical	
2. SOFT COSTS	\$179,796
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$528,811

Architectural:

Landscape, hardscape, and concrete patio at the north side of the building

Mechanical, Plumbing, and Fire Sprinkler Scope:

Mechanical: No scope is included.

Plumbing: No scope is included.

Fire Sprinkler: No scope is included.

Electrical:

New power and lighting will be provided for accent lighting at site walkways. Power circuits will be served from the existing branch panels located in the main electrical room



SCOPE: INTERIOR GLAZED BLOCK

This option represents the cost to reinforce, salvage, repair, and reinstall the historic glazed block on the interior of the building.

This option is required to provide a safe occupiable building interior. It is recommended that this work be completed once the Warm Shell and Heat Plant Occupancy scopes are complete.

1. CONSTRUCTION COSTS	\$234,660
Reinforcing Extg Glazed Block	
Salvage Glazed Block	
Install Salvaged Block	
2. SOFT COSTS	\$120,885
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$355,545

Architectural:

Interior finishing of the Heat Plant.

Mechanical, Plumbing, and Fire Sprinkler Scope:

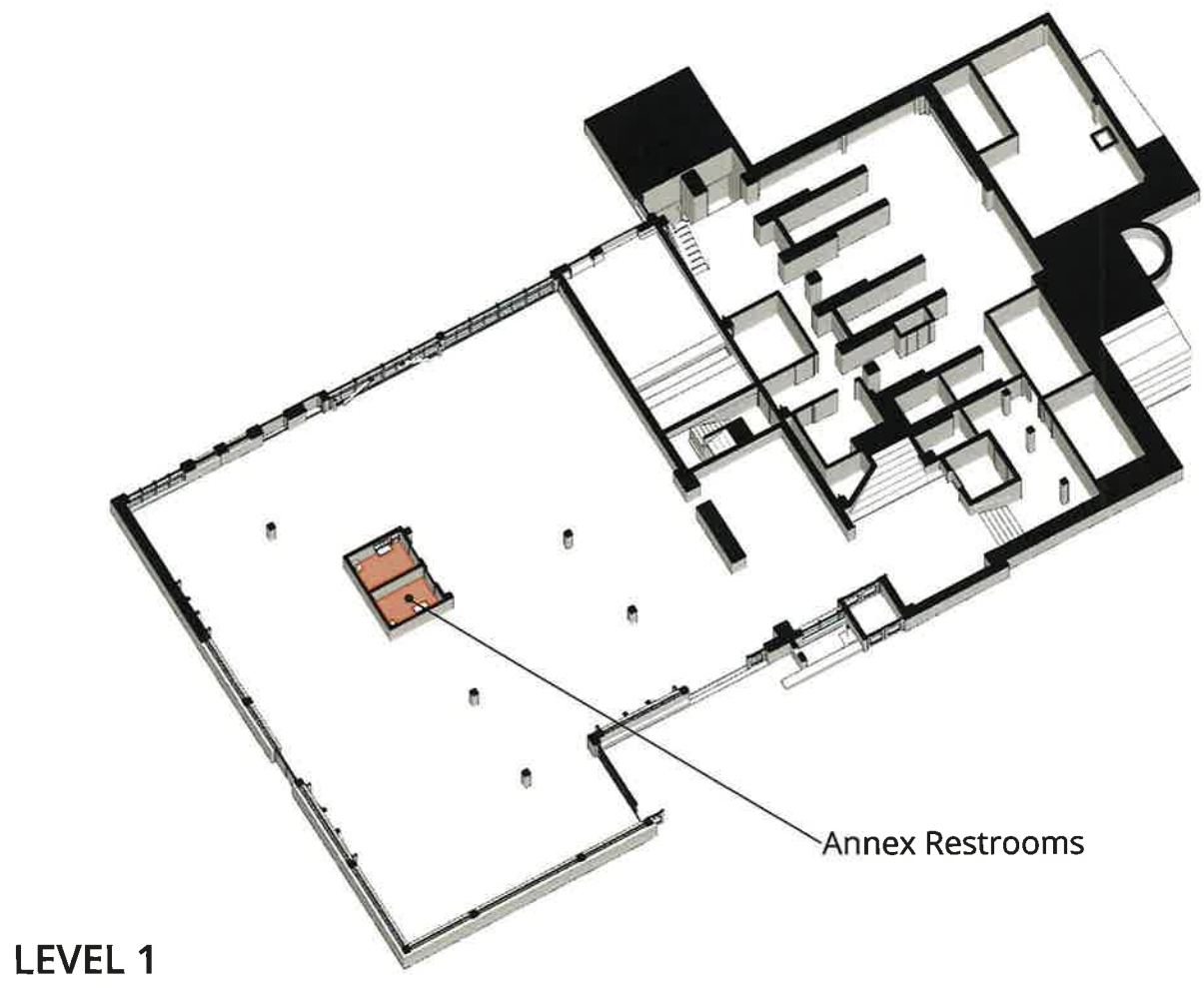
Mechanical: No scope is included.

Plumbing: No scope is included.

Fire Sprinkler: No scope is included.

Electrical:

No scope is included.



LEVEL 1

SCOPE: ANNEX RESTROOMS

This option represents the cost to add two single occupancy restrooms to the Annex side of the building.

This work requires the Warm Shell and Annex Slab scopes to be completed.

1. CONSTRUCTION COSTS	\$137,346
Interior Framing	
Interior Finishing	
Plumbing Fixtures	
Toilet Accessories	
MEPF (mechanical, electrical, plumbing, fire protection)	
2. SOFT COSTS	\$70,754
(Sales Tax, Permit Fees, Etc.)	
TOTAL COST	\$208,100

Architectural:

Two single occupancy restrooms.

Mechanical, Plumbing, and Fire Sprinkler Scope:

Mechanical: This option includes all branch level ductwork, single duct terminal units, GRDs, building controls, and heating water piping to support the bucket's build-out areas.

Plumbing: All Level 0 above grade plumbing to service the areas outlined in this scope are previously completed. All water, waste, and vent piping, fixtures, valves, and balancing of hot water recirculation system is included to support this scope's build-out areas.

Fire Sprinkler: All sprinkler piping and heads required to service this bucket's build-out areas

Electrical:

New power, data, lighting and fire alarm systems will be provided for the construction of the planned restrooms. Permanent lighting will be installed in finished areas. Mechanical connections will be provided to support planned mechanical improvements. Power circuits will be served from the existing branch panels located in the main electrical room. Fire alarm devices will be served from the existing FACP.