



## 2025-27 CAPITAL BUDGET REQUEST

SEPTEMBER 5, 2024

### Preserve, Optimize, Modernize

In today's rapidly changing higher education landscape, community and technical colleges need to offer safe, modern spaces for teaching and learning and provide the best training ground for new and emerging career fields. Our community and technical college system's \$652.8 million capital budget request is designed to meet both those goals.

### Who We Serve

Anchored in local communities across Washington, our 34 community and technical colleges collectively served about 290,000 students in the 2023-24 academic year. We proudly serve a very diverse student population. Our students are more likely to be the first in their families to attend college, come from lower-income families, be people of color, hold down jobs while enrolled, and care for parents or children. The median age is 26.

### Minor Works

Our request prioritizes minor works projects ahead of all other work to prevent or delay more costly renovations and replacement projects in the future.

In this request, our state's 34 community and technical colleges would receive funding for high-priority facility repairs — such as repairing or replacing roofs, windows, elevators, boilers, and mechanical systems — and to proactively replace campus infrastructure that is beyond its useful life, before it fails.

All colleges would also receive funding to modernize existing spaces to ensure they continue to be viable, relevant, and useful.

### Major Projects

Our capital budget request includes funding for 12 major projects, starting with a study of possible solutions for Lake Swano dam at Grays Harbor College. Considered "high hazard" by the Department of Ecology, the dam poses an imminent threat to public safety in the south Aberdeen area. A dam failure would significantly disrupt campus operations by cutting off utilities and access to several buildings and by eliminating the college's alternate tsunami evacuation route.

The remaining projects on the list support space for instruction, labs, student services, and vocational programs in high-demand fields like clean energy, automotive technology, advanced manufacturing, and allied health. Nearly 241,000 square feet of the college system's oldest and least functional teaching and learning spaces would be replaced or renovated.

### Clean Buildings Act Compliance

Our college system seeks funding for each college to inventory energy-consuming equipment on campus — such as HVACs, boilers, and lighting systems — in order to develop Energy Management and Operations and Maintenance plans required by the 2019 Clean Buildings Act.

Owners of buildings that need to comply with the Clean Buildings Act are required to have a qualified person submit compliance reports for affected buildings, with the first report due in 2026. A second part of this request is to enable colleges to either train staff to become qualified to submit compliance reports or contract with others who are qualified.



#### CONTACT INFORMATION

## 2025-27 Capital Budget Request

Priority	College	Project	Funding Phase	Request amount	Cumulative request
1	Systemwide	Preventive Facility Maintenance and Building System Repairs	2003 operating fund swap	\$ 22,800,000	\$ 22,800,000
2	Systemwide	Minor Works - Preservation (25-27)	Design & Construction	\$ 33,325,000	\$ 56,125,000
3	Systemwide	Minor Repairs - Roof (25-27)	Design & Construction	\$ 12,153,000	\$ 68,278,000
4	Systemwide	Minor Repairs - Facility (25-27)	Design & Construction	\$ 47,554,000	\$ 115,832,000
5	Systemwide	Minor Repairs - Site (25-27)	Design & Construction	\$ 4,771,000	\$ 120,603,000
6	Systemwide	Minor Repairs - Infrastructure (25-27)	Design & Construction	\$ 43,400,000	\$ 164,003,000
7	Systemwide	Minor Works - Program (25-27)	Design & Construction	\$ 45,446,000	\$ 209,449,000
8	Grays Harbor	Lake Swano Dam Study	Planning/Design	\$ 1,000,000	\$ 210,449,000
9	Olympic	Innovation & Technology Learning Center	Construction	\$ 31,232,000	\$ 241,681,000
10	Lower Columbia	Center for Vocational and Transitional Studies	Construction	\$ 45,388,000	\$ 287,069,000
11	Columbia Basin	Performing Arts Building Replacement	Design & Construction	\$ 54,868,000	\$ 341,937,000
12	Whatcom	Technology and Engineering Center	Design & Construction	\$ 51,457,000	\$ 393,394,000
13	Cascadia	CC5 Gateway building	Construction	\$ 40,208,000	\$ 433,602,000
14	Edmonds	Triton Learning Commons	Construction	\$ 43,900,000	\$ 477,502,000
15	Renton	Health Sciences Center	Construction	\$ 52,078,000	\$ 529,580,000
16	Bellingham	Engineering Technology Center - Bldg J Replacement	Design & Construction	\$ 18,676,000	\$ 548,256,000
17	Centralia	Teacher Education and Family Development Center	Construction	\$ 12,854,000	\$ 561,110,000
18	Spokane	Apprenticeship Center	Construction	\$ 43,501,000	\$ 604,611,000
19	Skagit	Library/Culinary Arts Building	Construction	\$ 37,580,000	\$ 642,191,000
20	Systemwide	Clean Buildings Compliance - Equipment Inventory and Reporting	Data & Compliance	\$ 10,612,000	\$ 652,803,000

### Certificate of Participation/Alternative Financing Requests

Columbia Basin	Student Housing Construction	Design & Construction	\$ 18,000,000
Edmonds	Student Housing Acquisition	Acquisition	\$ 9,000,000



**SBCTC 2025-27 Capital Budget Request**

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1. Ten-year capital program summary
2. Capital funding outline and Climate Commitment Act Eligible Scope and Funding
3. Capital Budget FTE summary
4. Maintenance backlog reduction plan
5. Fund 060 cashflow projection
6. DAHP correspondence



**699 - Community and Technical College System  
Ten Year Capital Plan by Project Class**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS001

Date Run: 9/6/2024 10:57AM

**Project Class: Preservation**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
<b>0</b>	<b>30000127 Grays Harbor College: Student Services and Instructional Building</b>									
	057-1 State Bldg Constr-State	48,177,000	30,740,000	15,340,000	2,097,000					
<b>0</b>	<b>30000990 Shoreline: Allied Health, Science &amp; Manufacturing Replacement</b>									
	057-1 State Bldg Constr-State	47,440,000	34,560,000	10,057,000	2,823,000					
<b>0</b>	<b>30001458 Spokane Falls: Fine and Applied Arts Replacement</b>									
	057-1 State Bldg Constr-State	42,169,000	25,712,000	9,524,000	6,933,000					
<b>0</b>	<b>40000104 Tacoma: Center for Innovative Learning and Engagement</b>									
	057-1 State Bldg Constr-State	42,598,000	2,410,000	40,188,000						
	147-6 HE Plant Accounts-Non-Appropriated	19,988,000		19,988,000						
	<b>Project Total:</b>	<b>62,586,000</b>	<b>2,410,000</b>	<b>60,176,000</b>						
<b>0</b>	<b>40000190 Everett: Baker Hall Replacement</b>									
	057-1 State Bldg Constr-State	38,178,000	139,000		38,039,000					
<b>0</b>	<b>40000198 Wenatchee: Center for Technical Education and Innovation</b>									
	057-1 State Bldg Constr-State	49,737,000	2,890,000	354,000	46,493,000					
<b>0</b>	<b>40000214 Shoreline: STE(A)M Education Center</b>									
	057-1 State Bldg Constr-State	42,731,000	2,155,000	930,000	39,646,000					
<b>0</b>	<b>40000516 Pierce College Olympic South Asbestos Abatement and Restoration</b>									
	057-1 State Bldg Constr-State	13,159,000	4,197,000	410,000	8,552,000					
<b>0</b>	<b>40000595 Minor Works - Facility Repairs (23-25)</b>									
	057-1 State Bldg Constr-State	36,909,000		28,909,000	8,000,000					

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Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	Total	Expenditures	Expenditures	2025-27	Approp	2027-29	2029-31	2031-33	2033-35
Project by Account-EA Type					2025-27				
<b>0 40000595 Minor Works - Facility Repairs (23-25)</b>									
060-1 Comm/Tech	2,537,000		2,037,000		500,000				
Cap Proj A-State									
<b>Project Total:</b>	<b>39,446,000</b>		<b>30,946,000</b>		<b>8,500,000</b>				
<b>0 40000670 Minor Works - Roof Repairs (23-25)</b>									
057-1 State Bldg	6,207,000		5,207,000		1,000,000				
Constr-State									
060-1 Comm/Tech	5,000,000		5,000,000						
Cap Proj A-State									
<b>Project Total:</b>	<b>11,207,000</b>		<b>10,207,000</b>		<b>1,000,000</b>				
<b>0 40000698 Minor Works - Site Repairs (23-25)</b>									
057-1 State Bldg	5,171,000		4,671,000		500,000				
Constr-State									
060-1 Comm/Tech	1,000,000		500,000		500,000				
Cap Proj A-State									
<b>Project Total:</b>	<b>6,171,000</b>		<b>5,171,000</b>		<b>1,000,000</b>				
<b>0 40000721 Minor Works - Infrastructure Replacement (23-25)</b>									
057-1 State Bldg	37,300,000		27,300,000		10,000,000				
Constr-State									
060-1 Comm/Tech	3,000,000		1,500,000		1,500,000				
Cap Proj A-State									
<b>Project Total:</b>	<b>40,300,000</b>		<b>28,800,000</b>		<b>11,500,000</b>				
<b>0 40000878 CBPS SBCTC Statewide: Utility Submeters for Clean Buildings Act</b>									
060-1 Comm/Tech	170,000		170,000						
Cap Proj A-State									
26C-1 Climate Commit	8,374,000				8,374,000				
Accou-State									
<b>Project Total:</b>	<b>8,544,000</b>		<b>170,000</b>		<b>8,374,000</b>				
<b>0 40000916 Bellingham Technical College: Campus Center Emergency Repairs</b>									

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<b>0</b>	<b>40000916 Bellingham Technical College: Campus Center Emergency Repairs</b>									
	057-1 State Bldg Constr-State	14,384,000			14,384,000					
	060-1 Comm/Tech Cap Proj A-State	5,000,000			5,000,000					
	<b>Project Total:</b>	<b>19,384,000</b>			<b>19,384,000</b>					
<b>1</b>	<b>40001334 Preventive Facility Maintenance &amp; Bldg System Repairs</b>									
	060-1 Comm/Tech Cap Proj A-State	114,000,000				22,800,000	22,800,000	22,800,000	22,800,000	22,800,000
<b>2</b>	<b>40001110 Minor Works - Preservation (25-27)</b>									
	057-1 State Bldg Constr-State									
	060- Comm/Tech Cap Proj A-Unknown									
	060-1 Comm/Tech Cap Proj A-State	31,325,000				31,325,000				
	23N-1 MTC Capital Account-State	2,000,000				2,000,000				
	<b>Project Total:</b>	<b>33,325,000</b>				<b>33,325,000</b>				
<b>3</b>	<b>40001190 Minor Works - Roof Repairs (25-27)</b>									
	057-1 State Bldg Constr-State									
	060- Comm/Tech Cap Proj A-Unknown									
	060-1 Comm/Tech Cap Proj A-State	12,153,000				12,153,000				
	<b>Project Total:</b>	<b>12,153,000</b>				<b>12,153,000</b>				
<b>4</b>	<b>40001298 Minor Works - Facility Repairs (25-27)</b>									
	057-1 State Bldg Constr-State	47,554,000				47,554,000				

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Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	Total	Expenditures	Expenditures	2025-27	Approp	2027-29	2029-31	2031-33	2033-35
Project by Account-EA Type					2025-27				
<b>4</b>	<b>40001298 Minor Works - Facility Repairs (25-27)</b>								
060-1 Comm/Tech									
Cap Proj A-State									
<b>Project Total:</b>	<b>47,554,000</b>				<b>47,554,000</b>				
<b>5</b>	<b>40001226 Minor Works - Site Repairs (25-27)</b>								
057-1 State Bldg	4,771,000				4,771,000				
Constr-State									
060-1 Comm/Tech									
Cap Proj A-State									
<b>Project Total:</b>	<b>4,771,000</b>				<b>4,771,000</b>				
<b>6</b>	<b>40001262 Minor Works - Infrastructure replacement (25-27)</b>								
057-1 State Bldg	43,400,000				43,400,000				
Constr-State									
060-1 Comm/Tech									
Cap Proj A-State									
<b>Project Total:</b>	<b>43,400,000</b>				<b>43,400,000</b>				
<b>8</b>	<b>40001150 Grays Harbor College: Lake Swano Dam</b>								
057-1 State Bldg	1,000,000				1,000,000				
Constr-State									
<b>10</b>	<b>40000106 Lower Columbia: Center for Vocational and Transitional Studies</b>								
057-1 State Bldg	48,594,000	1,401,000	30,000	1,775,000	45,388,000				
Constr-State									
<b>11</b>	<b>40000108 Columbia Basin: Performing Arts Building Replacement</b>								
057-1 State Bldg	54,868,000				54,868,000				
Constr-State									
<b>16</b>	<b>40000256 Bellingham: Engineering Technology Center - Bldg J Replacement</b>								
057-1 State Bldg	18,676,000				18,676,000				
Constr-State									
<b>17</b>	<b>40000109 Centralia: Teacher Education and Family Development Center</b>								



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<b>17</b>	<b>40000109 Centralia: Teacher Education and Family Development Center</b>									
	057-1 State Bldg Constr-State	15,122,000	1,992,000	270,000	6,000	12,854,000				
	147-6 HE Plant Accounts-Non-Appropriated	1,000,000				1,000,000				
	<b>Project Total:</b>	<b>16,122,000</b>	<b>1,992,000</b>	<b>270,000</b>	<b>6,000</b>	<b>13,854,000</b>				
<b>18</b>	<b>40000107 Spokane: Apprenticeship Center</b>									
	057-1 State Bldg Constr-State	46,869,000	326,000	35,000	3,007,000	43,501,000				
<b>19</b>	<b>40000110 Skagit: Library/Culinary Arts Building</b>									
	057-1 State Bldg Constr-State	39,837,000	931,000	1,014,000	312,000	37,580,000				
	147-6 HE Plant Accounts-Non-Appropriated	3,999,000				3,999,000				
	<b>Project Total:</b>	<b>43,836,000</b>	<b>931,000</b>	<b>1,014,000</b>	<b>312,000</b>	<b>41,579,000</b>				
<b>20</b>	<b>40001333 Clean Buildings Compliance - Equipment Inventory and Reporting</b>									
	26C-1 Climate Commit Accou-State	10,612,000				10,612,000				
<b>21</b>	<b>40000105 Highline: Welcome Center for Student Success</b>									
	057-1 State Bldg Constr-State	48,906,000					48,906,000			
<b>22</b>	<b>40000227 Clark: Hanna/Foster/Hawkins Complex Replacement</b>									
	057-1 State Bldg Constr-State	50,030,000					50,030,000			
<b>23</b>	<b>40000111 Peninsula: Advanced Technology Center</b>									
	057-1 State Bldg Constr-State	26,849,000					26,849,000			
<b>24</b>	<b>40000231 South Seattle: Rainier Hall Renovation</b>									

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24	<b>40000231 South Seattle: Rainier Hall Renovation</b>									
	057-1 State Bldg	55,538,000					55,538,000			
	Constr-State									
25	<b>40000294 Seattle Central: Broadway Achievement Center</b>									
	057-1 State Bldg	37,746,000					37,746,000			
	Constr-State									
26	<b>40000506 Yakima Valley: Prior-Kendall Hall Replacement</b>									
	057-1 State Bldg	32,835,000					32,835,000			
	Constr-State									
28	<b>40000592 Tacoma: Student Support Center</b>									
	057-1 State Bldg	38,878,000					38,878,000			
	Constr-State									
30	<b>40000581 Columbia Basin: Center for Applied Science &amp; Agriculture</b>									
	057-1 State Bldg	58,465,000						58,465,000		
	Constr-State									
31	<b>40000580 Clover Park: Center for Innovative Teaching &amp; Community Connect</b>									
	057-1 State Bldg	54,450,000						54,450,000		
	Constr-State									
32	<b>40000589 South Seattle: Georgetown Campus, Building B</b>									
	057-1 State Bldg	27,786,000						27,786,000		
	Constr-State									
34	<b>40000593 Wenatchee: Immersive Technology &amp; Engineering Center</b>									
	057-1 State Bldg	22,021,000						22,021,000		
	Constr-State									
35	<b>40000586 Seattle Central: Welcome Center &amp; Edison Technical</b>									
	057-1 State Bldg	53,110,000						53,110,000		
	Constr-State									
36	<b>40000582 Highline: Academic Pathways &amp; Technology Center</b>									
	057-1 State Bldg	52,892,000						52,892,000		
	Constr-State									
37	<b>40000591 Spokane Falls: Teaching &amp; Learning Commons</b>									

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37	<b>40000591 Spokane Falls: Teaching &amp; Learning Commons</b>									
	057-1 State Bldg	72,278,000							72,278,000	
	Constr-State									
38	<b>40000584 Lower Columbia: Welcome Center</b>									
	057-1 State Bldg	41,573,000							41,573,000	
	Constr-State									
39	<b>40000587 Shoreline: Comprehensive Student Services Center</b>									
	057-1 State Bldg	38,231,000							38,231,000	
	Constr-State									
40	<b>40000538 Big Bend: Health Science &amp; Performing Arts</b>									
	057-1 State Bldg	39,979,000							39,979,000	
	Constr-State									
44	<b>40000537 Bellingham: Bldg A Renovation - Bldg Y Replacement</b>									
	057-1 State Bldg	14,752,000								14,752,000
	Constr-State									
<b>Total: Preservation</b>		<b>1,731,328,000</b>	<b>107,453,000</b>	<b>173,434,000</b>	<b>199,441,000</b>	<b>393,481,000</b>	<b>313,582,000</b>	<b>291,524,000</b>	<b>214,861,000</b>	<b>37,552,000</b>

**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	<b>30000135 Clark College: North County Satellite</b>									
	057-1 State Bldg	58,918,000	6,375,000	24,433,000	28,110,000					
	Constr-State									
0	<b>40000102 Lake Washington: Center for Design</b>									
	057-1 State Bldg	42,109,000	2,291,000	1,222,000	38,596,000					
	Constr-State									

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**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	<b>40000102 Lake Washington: Center for Design</b>									
	147-6 HE Plant	500,000			500,000					
	Accounts-Non-Appropriated									
	<b>Project Total:</b>	<b>42,609,000</b>	<b>2,291,000</b>	<b>1,222,000</b>	<b>39,096,000</b>					
0	<b>40000130 Bates: Fire Service Training Center</b>									
	057-1 State Bldg	40,937,000	267,000	46,000	40,624,000					
	Constr-State									
0	<b>40000168 Bellevue: Center for Transdisciplinary Learning and Innovation</b>									
	057-1 State Bldg	42,781,000	1,476,000	1,519,000	39,786,000					
	Constr-State									
0	<b>40000293 Pierce Puyallup: STEM building</b>									
	057-1 State Bldg	41,969,000	16,680,000	15,927,000	9,362,000					
	Constr-State									
0	<b>40000754 Minor Works - Program Improvements (23-25)</b>									
	057-1 State Bldg	48,200,000		46,700,000	1,500,000					
	Constr-State									
	060-1 Comm/Tech	5,000,000		3,000,000	2,000,000					
	Cap Proj A-State									
	<b>Project Total:</b>	<b>53,200,000</b>		<b>49,700,000</b>	<b>3,500,000</b>					
0	<b>40001151 COP for Columbia Basin Student Housing Construction</b>									
	COP-6 Certificate of	18,000,000				18,000,000				
	Part-Non-Appropriated									
0	<b>40001152 COP for Edmonds College Student Housing Acquisition</b>									
	COP-6 Certificate of	9,000,000				9,000,000				
	Part-Non-Appropriated									
0	<b>91000443 HB 1390 - District Energy Systems</b>									
	26C-1 Climate Commit	907,000			907,000					
	Accou-State									
7	<b>40001051 Minor Works - Program Improvements (25-27)</b>									

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**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
<b>7</b>	<b>40001051 Minor Works - Program Improvements (25-27)</b>									
	057-1 State Bldg Constr-State	27,446,000				27,446,000				
	060-1 Comm/Tech Cap Proj A-State	18,000,000				18,000,000				
	147-6 HE Plant Accounts-Non-Appropriated	297,000				297,000				
	<b>Project Total:</b>	<b>45,743,000</b>				<b>45,743,000</b>				
<b>9</b>	<b>40000103 Olympic Innovation and Technology Learning Center</b>									
	057-1 State Bldg Constr-State	33,784,000	268,000	140,000	2,144,000	31,232,000				
	147-6 HE Plant Accounts-Non-Appropriated	800,000				800,000				
	<b>Project Total:</b>	<b>34,584,000</b>	<b>268,000</b>	<b>140,000</b>	<b>2,144,000</b>	<b>32,032,000</b>				
<b>12</b>	<b>40000137 Whatcom: Technology and Engineering Center</b>									
	057-1 State Bldg Constr-State	51,457,000				51,457,000				
<b>13</b>	<b>40000222 Cascadia: CC5 Gateway building</b>									
	057-1 State Bldg Constr-State	43,304,000	790,000	900,000	1,406,000	40,208,000				
<b>14</b>	<b>40000114 Edmonds: Triton Learning Commons</b>									
	057-1 State Bldg Constr-State	47,556,000	1,937,000	1,158,000	561,000	43,900,000				
<b>15</b>	<b>40000204 Renton: Health Sciences Center</b>									
	057-1 State Bldg Constr-State	56,075,000	543,000	371,000	3,083,000	52,078,000				
<b>27</b>	<b>40000522 Everett: Student &amp; Family Resource Center</b>									
	057-1 State Bldg Constr-State	20,800,000					20,800,000			



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**Project Class: Program**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
29	<b>40000585 Renton: Trades &amp; Industries Building</b>									
	057-1 State Bldg Constr-State	55,056,000					55,056,000			
33	<b>40000536 Bates: Student Success Center</b>									
	057-1 State Bldg Constr-State	35,122,000						35,122,000		
41	<b>40000588 Skagit: Industrial Technology &amp; Public Safety</b>									
	057-1 State Bldg Constr-State	62,679,000							62,679,000	
42	<b>40000590 Spokane: Allied Health Building</b>									
	057-1 State Bldg Constr-State	70,584,000							70,584,000	
43	<b>40000583 Lake Wa: East Bldg Renovation &amp; Expansion</b>									
	057-1 State Bldg Constr-State	64,874,000								64,874,000
<b>Total: Program</b>		<b>896,155,000</b>	<b>30,627,000</b>	<b>95,416,000</b>	<b>168,579,000</b>	<b>292,418,000</b>	<b>75,856,000</b>	<b>35,122,000</b>	<b>133,263,000</b>	<b>64,874,000</b>

**Project Class: Grant**

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2025-27	New Approp 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33	Estimated 2033-35
0	<b>40000880 CTC Energy Efficiency Program</b>									
	26C-1 Climate Commit Accou-State	2,000,000			2,000,000					

**Total Account Summary**

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**Total Account Summary**

<u>Account-Expenditure Authority Type</u>	<u>Estimated Total</u>	<u>Prior Expenditures</u>	<u>Current Expenditures</u>	<u>Reapprop 2025-27</u>	<u>New Approp 2025-27</u>	<u>Estimated 2027-29</u>	<u>Estimated 2029-31</u>	<u>Estimated 2031-33</u>	<u>Estimated 2033-35</u>
057-1 State Bldg Constr-State	2,354,821,000	138,080,000	236,655,000	348,739,000	555,913,000	366,638,000	303,846,000	325,324,000	79,626,000
060- Comm/Tech Cap Proj A-Unknown									
060-1 Comm/Tech Cap Proj A-State	197,185,000		12,207,000	9,500,000	84,278,000	22,800,000	22,800,000	22,800,000	22,800,000
147-6 HE Plant Accounts-Non-Appropriated	26,584,000		19,988,000	500,000	6,096,000				
23N-1 MTC Capital Account-State	2,000,000				2,000,000				
26C-1 Climate Commit Accou-State	21,893,000			11,281,000	10,612,000				
COP-6 Certificate of Part-Non-Appropriated	27,000,000				27,000,000				
<b>Total</b>	<b>2,629,483,000</b>	<b>138,080,000</b>	<b>268,850,000</b>	<b>370,020,000</b>	<b>685,899,000</b>	<b>389,438,000</b>	<b>326,646,000</b>	<b>348,124,000</b>	<b>102,426,000</b>

### Ten Year Capital Plan by Project Class

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Functional Area	*	All Functional Areas
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Include Enacted	No	No
Sort Order	Project Class	Project Class
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

### 2025-27 Capital Budget Request and Fund Source

Priority	College	Number	Project	Funding Phase	Request amount	Requested Fund Source				*Eligible for CCA funding
						State Bonds	SBCTC Bldg Acct	MTCA	CCA	
1	System-wide	40001334	Preventive Facility Maintenance and Building System Repairs	2003 operating fund swap	\$ 22,800,000	\$ -	\$ 22,800,000	\$ -	\$ -	\$ -
2	System-wide	40001110	Minor Works - Preservation (25-27)	Design & Construction	\$ 33,325,000	\$ -	\$ 31,325,000	\$ 2,000,000	\$ -	\$ -
3	System-wide	40001190	Minor Repairs - Roof (25-27)	Design & Construction	\$ 12,153,000	\$ -	\$ 12,153,000	\$ -	\$ -	\$ 730,000
4	System-wide	40001298	Minor Repairs - Facility (25-27)	Design & Construction	\$ 47,554,000	\$ 47,554,000	\$ -	\$ -	\$ -	\$ 1,662,000
5	System-wide	40001226	Minor Repairs - Site (25-27)	Design & Construction	\$ 4,771,000	\$ 4,771,000	\$ -	\$ -	\$ -	\$ 245,000
6	System-wide	40001262	Minor Repairs - Infrastructure (25-27)	Design & Construction	\$ 43,400,000	\$ 43,400,000	\$ -	\$ -	\$ -	\$ 33,510,000
7	System-wide	40001051	Minor Works - Program (25-27)	Design & Construction	\$ 45,446,000	\$ 27,446,000	\$ 18,000,000	\$ -	\$ -	\$ -
8	Grays Harbor	40001150	Lake Swano Dam Study	Planning/Design	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	\$ -	\$ -
9	Olympic	40000103	Innovation & Technology Learning Center	Construction	\$ 31,232,000	\$ 31,232,000	\$ -	\$ -	\$ -	\$ 125,000
10	Lower Columbia	40000106	Center for Vocational and Transitional Studies	Construction	\$ 45,388,000	\$ 45,388,000	\$ -	\$ -	\$ -	\$ 3,800,000
11	Columbia Basin	40000108	Performing Arts Building Replacement	Design & Construction	\$ 54,868,000	\$ 54,868,000	\$ -	\$ -	\$ -	\$ -
12	Whatcom	40000137	Technology and Engineering Center	Design & Construction	\$ 51,457,000	\$ 51,457,000	\$ -	\$ -	\$ -	\$ 2,025,000
13	Cascadia	40000222	CC5 Gateway building	Construction	\$ 40,208,000	\$ 40,208,000	\$ -	\$ -	\$ -	\$ 875,800
14	Edmonds	40000114	Triton Learning Commons	Construction	\$ 43,900,000	\$ 43,900,000	\$ -	\$ -	\$ -	\$ 3,050,000
15	Renton	40000204	Health Sciences Center	Construction	\$ 52,078,000	\$ 52,078,000	\$ -	\$ -	\$ -	\$ 3,500,000
16	Bellingham	40000256	Engineering Technology Center - Bldg J Replacement	Design & Construction	\$ 18,676,000	\$ 18,676,000	\$ -	\$ -	\$ -	\$ 507,250
17	Centralia	40000109	Teacher Education and Family Development Center	Construction	\$ 12,854,000	\$ 12,854,000	\$ -	\$ -	\$ -	\$ 798,000
18	Spokane	40000107	Apprenticeship Center	Construction	\$ 43,501,000	\$ 43,501,000	\$ -	\$ -	\$ -	\$ 1,545,000
19	Skagit	40000110	Library/Culinary Arts Building	Construction	\$ 37,580,000	\$ 37,580,000	\$ -	\$ -	\$ -	\$ 1,421,750
20	System-wide	40001333	Clean Buildings Compliance - Equipment Inventory and Report	Data & Compliance	\$ 10,612,000	\$ -	\$ -	\$ -	\$ 10,612,000	\$ -
					<b>\$ 652,693,000</b>	<b>\$ 555,913,000</b>	<b>\$ 84,278,000</b>	<b>\$ 2,000,000</b>	<b>\$ 10,612,000</b>	<b>\$ 53,794,800</b>

#### Certificate of Participation/Alternative Financing Requests

Columbia Basin	400001151	Student Housing Construction	Design & Construction	\$ 18,000,000
Edmonds	400001152	Student Housing Acquisition	Acquisition	\$ 9,000,000

\*The Climate Commitment Act (CCA) program was established to provide funds for projects and programs relevant to reducing greenhouse gas emissions and addressing social and environmental inequities associated with energy production and consumption. If the CCA remains available for the 2025-27 budget, OFM or the Legislature could supplant bond funding with CCA in the request and fund further down the SBCTC list. A summary of projects with qualifying scope and values for minor and major projects is attached in Appendix A and B.

Appendix C.1 and C.2 include an additional \$39.9 million of CCA qualifying projects, but beyond the targets set by the SBCTC for the 2025-27 request.

**Appendix A: Summary of Projects Included in SBCTC Capital Request that Qualify for CCA Funding**

Priority	Project #	College	Project name	CCA qualifying scope	Est. cost
3	40001190	Multiple	2025-27 Minor Repairs - Roof	See attachment B	\$ 730,000
4	40001298	Multiple	2025-27 Minor Repairs - Facility	See attachment B	\$ 1,662,000
5	40001226	Multiple	2025-27 Minor Repairs Site	See attachment B	\$ 245,000
6	40001262	Multiple	2025-27 Minor Repairs - Infrastructure Innovation & Technology Learning	See attachment B	\$ 33,510,000
9	40000103	Olympic	Center	Rooftop photovoltaic clean energy production system, \$125,000.	\$ 125,000
10	40000106	Lower Columbia	Center for Vocational and Transitional Studies	100kW solar capacity, \$300,000; transitioning from fossil-fuel sources to all-electric, \$3,500,000.	\$ 3,800,000
11	40000108	Columbia Basin	Performing Arts Building Replacement	Solar water heating; above-code HVAC	
12	40000137	Whatcom	Technology and Engineering Center	26kW-30kW solar panel array, \$125,000; above-code HVAC utilizing VRF technology with backup electric heat, \$1,900,000. Predesign effort will provide more details and may identify more strategies that could qualify.	\$ 2,025,000
13	40000222	Cascadia	CC5 Gateway Building	18.8kW renewable PV system, \$80,000; enhanced lighting controls, \$80,000; additional 12kw PV, \$24,000; enhanced end use energy metering, \$15,000; heat pump system, \$564,000; decoupled energy recovery required for DOAZ ventilation, \$112,800.	\$ 875,800
14	40000114	Edmonds	Triton Learning Center	26kW solar PV system, \$121,000 (add \$111,000 for additional capacity bid-alternate); HVAC system including air to water heat pump water heater, \$2,929,000.	\$ 3,050,000
15	40000204	Renton	Health Sciences Center	HVAC component replacement, \$800,000 (increase to \$3.8M if total system replacement); exterior envelope, insulation, and glazing, \$1,800,000; LED lighting, \$900,000	\$ 3,500,000
16	40000256	Bellingham	Engineering & Technology Center - Building J Replacement	Solar panel array, \$70,000; EV charging stalls and up-sized transformer, \$138,500; air-source heat pump with backup electric boiler, DOAS units, water source heat pump, and heat pump water heater, \$507,250.	\$ 507,250
17	40000109	Centralia	Teacher Education and Family Development Center	Roof-top solar PV system (base bid, add \$163,000 for higher capacity bid-alternate), all electric kitchen equipment, EV charging stations, lighting controls and occupancy sensors, automatic receptacle control, above-code HVAC	\$ 798,000
18	40000107	Spokane	Apprenticeship Center	Solar PV system, \$105,000; EV charging stations, \$100,000-\$200,000; Geothermal, \$1,290,000.	\$ 1,545,000
19	40000110	Skagit	Library/Culinary Arts Building	Solar panel array, \$140,000; EV charging stalls and up-sized transformer, \$277,000; HVAC system (air-source heat pump, backup electric boiler, DOAS units, water source heat pump, heat pump water heater), \$1,004,750.	\$ 1,421,750
20	40001333	System-wide	Clean Buildings Compliance - Inventory and Reporting	Addresses two key requirements of the Clean Buildings Performance Standard – documenting a complete inventory of all building equipment and systems as a basis for Operations and Maintenance plans, and hiring or training “Qualified Persons” who, per the Standard, must submit the required compliance reports.	\$ 10,612,000
					<b>\$ 64,406,800</b>



## Appendix B: Minor Projects with CCA Qualifying Scope

40001990

\$1,1662,000

### Bates Technical College

4) CBPS: Replace a Cooling tower located on the Bates T. C. Central Mohler Campus (280F) (asset 2129). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$81,000. \$81,000

### Bellingham Technical College

6) CBPS: Replace a Pump station located on the Bellingham T. C. Main Campus (250A) (asset 3137). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$60,000. \$60,000

### Big Bend Community College

6) CBPS: Replace multiple Cooling towers located on the Big Bend Community College Main Campus (180A) (assets 1692, 1693 & 1694). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$173,000. \$173,000

### Clover Park Technical College

4) CBPS: Replace multiple Cooling towers located on the Clover Park T. C. Main Campus (290A) (assets 1248 & 1285). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$214,000. \$214,000

6) CBPS: Replace a Pump station located on the Clover Park T. C. Main Campus (290A) (asset 1194). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$77,000. \$77,000

7) CBPS: Replace a Cooling tower located on the Clover Park T. C. Pierce Co. Airport Site (290G) (asset 1378). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$110,000. \$110,000

### Columbia Basin College

3) CBPS: Replace multiple Cooling towers located on the Columbia Basin College Main Campus (190A) (assets 3492 & 3493). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$301,000. \$301,000

### Everett Community College

3) CBPS: Replace a Cooling tower located on the Everett C. C. Main Campus (050A) (asset 2295). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$157,000. \$157,000

### Highline College

4) CBPS: Replace a Cooling tower located on the Highline C. C. Main Campus (090A) (asset 523). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Bldg 29. Item cost: \$110,000. \$110,000

### Lower Columbia College

4) CBPS: Replace a Pump station located on the Lower Columbia College Main Campus (130A) (asset 2396). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$79,000. \$79,000

### Renton Technical College

4) CBPS: Replace a Cooling tower located on the Renton T. C. Main Campus (270A) (asset 1438). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$110,000. \$110,000

### Wenatchee Valley College

5) CBPS: Replace a Cooling tower located on the Wenatchee Valley College Main Campus (150A) (asset 3689). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$190,000. \$190,000

40001298

\$33,510,000

### Bates Technical College

2) CBPS: D.C. Main Bldg. - Bldg. A (280-001E; UFI A03217) - Replace the two failing HVAC units with failed components. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F01). Item cost: \$763,000. \$763,000

4) CBPS: S.C. Bldg. E (280-11; UFI A06330) - Replace the obsolete lighting controls. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F07). Item cost: \$62,000. \$62,000

5) CBPS: S.C. Bldg. B (280-5; UFI A00368) - Replace the three failing HVAC units that don't serve the union shop area. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F05). Item cost: \$276,000. \$276,000

7) CBPS: S.C. Bldg. D (280-7; UFI A05138) - Recondition the degraded air handler. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F06). Item cost: \$116,000. \$116,000

1) CBPS: Multiple Buildings (280A) - Replace failed windows in multiple buildings. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F02). Item cost: \$116,000. \$116,000

3) CBPS: Multiple Buildings (280B) - Replace the failed windows in multiple buildings and repair the associated water damage. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F03). Item cost: \$108,000. \$108,000

### Bellevue College

1) CBPS: D Building (080-Bldgd; UFI A09171) - Replace ten of the HVAC units in the worst condition located near the administration portion of the building. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F01). Item cost: \$912,000. \$912,000

### Bellingham Technical College

1) CBPS: Building C (250-C; UFI A03588) - Replace the failing unit ventilators. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F07). Item cost: \$182,000. \$182,000

4) CBPS: Multiple Buildings (250A) - Replace the three failing boilers. Recondition the circulation pumps serving the boilers. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F08). Item cost: \$423,000. \$423,000

6) CBPS: College Services (250-Z; UFI A06652) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F11). Item cost: \$219,000.	\$219,000
8) CBPS: Campus Center (250-Cc; UFI A10177) - Replace the obsolete lighting controls. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F13). Item cost: \$48,000.	\$48,000
9) CBPS: Morse Center (250-Mc; UFI A03694) - Replace the failing heat exchanger in one of the boilers. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F09). Item cost: \$31,000.	\$31,000
3) CBPS: Multiple Buildings (250A) - Replace the failed glazing in multiple buildings. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F05). Item cost: \$48,000.	\$48,000
<b>Big Bend Community College</b>	
1) CBPS: Multiple Buildings (180A) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F03). Item cost: \$374,000.	\$374,000
2) CBPS: Aircraft Hanger (180-310; UFI A03411) - Replace the failing boilers. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F02). Item cost: \$302,000.	\$302,000
3) CBPS: Comp Science (180-150; UFI A06737) - Replace the hollow metal windows that have failed. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F01). Item cost: \$227,000.	\$227,000
<b>Cascadia College</b>	
2) CBPS: Multiple Buildings (300A) - The failing lighting controls should be replaced. The cost will be shared 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F06). Item cost: \$149,000.	\$149,000
3) CBPS: Bothell Phys Plant (300-4016; UFI A01138) - The three shared in-line cooling towers should be reconditioned. The cost for the project will be split 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F03). Item cost: \$749,000.	\$749,000
4) CBPS: Bothell Library 2 (300-4054; UFI A06977) - Replace the unreliable elevator controls. The cost for the project shall be split 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F01). Item cost: \$123,000.	\$123,000
1) CBPS: Multiple Buildings (300A) - Replace the failed windows in multiple buildings. The cost to replace the failed windows in shared buildings will be split 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F05). Item cost: \$31,000.	\$31,000
<b>Centralia College</b>	
1) CBPS: Washington Hall (121-Wah; UFI A08675) - Recondition two of the Mammoth HVAC units in the worst condition. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F01). Item cost: \$152,000.	\$152,000
2) CBPS: Washington Hall (121-Wah; UFI A08675) - Replace the failing split-system HVAC unit. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F05). Item cost: \$34,000.	\$34,000
3) CBPS: Michael Smith Gymnasium (121-Msg; UFI A02986) - Replace four failing HVAC units. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F03). Item cost: \$362,000.	\$362,000
4) CBPS: Walton Science Center (121-Wsc; UFI A07887) - Replace the failed and failing light fixtures in classrooms with the most failed fixtures. . This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F02). Item cost: \$152,000.	\$152,000
<b>Clark College</b>	
1) CBPS: Baird Administration (140-Brd; UFI A04257) - The failing unit ventilators should be reconditioned or replaced. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F01). Item cost: \$327,000.	\$327,000
10) CBPS: Joan Stout Hall (140-Jsh; UFI A08111) - Recondition the supply air damper system to extend its useful life. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F11). Item cost: \$228,000.	\$228,000
11) CBPS: O'Connell Sport Center (140-Osc; UFI A04234) - Replace the failing HVAC unit serving the gym space used for instruction. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F04). Item cost: \$130,000.	\$130,000
6) CBPS: Gaiser Hall (140-Ght; UFI A09419) - Replaced the failed windows. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F14). Item cost: \$31,000.	\$31,000
<b>Clover Park Technical College</b>	
2) CBPS: Technology (290-16; UFI A09483) - Repair or replace four of the heat pumps that are in the worst condition. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F02). Item cost: \$358,000.	\$358,000
6) CBPS: Personal Care Services (290-8; UFI A08189) - Replace the two oldest, failing water heaters. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F06). Item cost: \$166,000.	\$166,000
<b>Columbia Basin College</b>	
1) CBPS: Lee R Thornton Ctr (190-00T; UFI A00601) - Replace the air control system. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F29). Item cost: \$153,000.	\$153,000
2) CBPS: Utilities Building (190-00U; UFI A00266) - Recondition the chiller to extend its useful life. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F30). Item cost: \$379,000.	\$379,000
3) CBPS: Library Building (190-00L; UFI A07081) - Replace the failing chilled water pump. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F08). Item cost: \$31,000.	\$31,000
4) CBPS: Library Building (190-00L; UFI A07081) - Replace the failing chillers. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F11). Item cost: \$604,000.	\$604,000
6) CBPS: Hawk Union Building (190-00H; UFI A08496) - Recondition the muti-zoned HVAC unit and replace the failing cold water coils. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F19). Item cost: \$122,000.	\$122,000
7) CBPS: Hawk Union Building (190-00H; UFI A08496) - Replace the failing small air handlers, fan coil units and exhaust fans that are in the worst condition. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F18). Item cost: \$153,000.	\$153,000
8) CBPS: Industrial Building 2 (190-0I2; UFI A07717) - Replace the failing HVAC unit. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F07). Item cost: \$39,000.	\$39,000
9) CBPS: Carpentry Complex (190-00C; UFI A08921) - Replace the failing heat pump. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F03). Item cost: \$39,000.	\$39,000
10) CBPS: Richland "B" (190-0Rb; UFI A03055) - Replace the HVAC unit. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F25). Item cost: \$39,000.	\$39,000
<b>Edmonds Community College</b>	
2) CBPS: Clearview (230-Cla; UFI A07180) - Replace the failed HVAC unit damaged by debris. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F07). Item cost: \$47,000.	\$47,000

4) CBPS: Woodway Hall (230-Wwy; UFI A01301) - Replace the failing TUX HVAC controllers. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F09). Item cost: \$70,000.	\$70,000
5) CBPS: Utility (230-Uty; UFI A04725) - Recondition the failing chiller #2 to extend its useful life. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F04). Item cost: \$390,000.	\$390,000
6) CBPS: Snohomish Hall (230-Snh; UFI A05555) - Replace the failing TUX HVAC controllers. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F08). Item cost: \$369,000.	\$369,000

**Everett Community College**

1) CBPS: Parks/Terrey (050-Lsc; UFI A00051) - Repair and re-seal the five HVAC unit curbs and pans to ensure a water-tight condition. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F04). Item cost: \$93,000.	\$93,000
3) CBPS: Multiple Buildings (050A) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F01). Item cost: \$276,000.	\$276,000
4) CBPS: Early Learning Center (050-Elc; UFI A07474) - Replace the failing fan boxes. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F03). Item cost: \$154,000.	\$154,000
5) CBPS: Walt Price Student Fitness Center (050-Fit; UFI A10560) - Recondition the HVAC unit. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F02). Item cost: \$62,000.	\$62,000

**Grays Harbor College**

3) CBPS: Schermer Instructional (020-4000; UFI A21240) - Replace the failing compressor array to properly support the chiller. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F05). Item cost: \$274,000.	\$274,000
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**Green River Community College**

2) CBPS: Science Center (100-47; UFI A05561) - Replace the failing Lutron zoned lighting controls. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F02). Item cost: \$139,000.	\$139,000
3) CBPS: Science Center (100-47; UFI A05561) - Repair the exhaust hoods with failed components to regain full function. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F05). Item cost: \$337,000.	\$337,000
4) CBPS: Physical Education (100-5; UFI A06045) - Replace the failing boiler controller that is the least reliable. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F06). Item cost: \$31,000.	\$31,000
5) CBPS: Bleha Prfrmng Arts Cntr (100-43; UFI A05427) - Replace the two failing boilers in the worst condition. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F04). Item cost: \$246,000.	\$246,000

**Highline College**

1) CBPS: Multiple Buildings (090A) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F09). Item cost: \$337,000.	\$337,000
2) CBPS: Multipurposea (090-23; UFI A04195) - Replace the failing hot water tank and circulation pump. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F05). Item cost: \$177,000.	\$177,000
3) CBPS: Physical Plant (090-24; UFI A00414) - Replace the two failing smaller boilers. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F06). Item cost: \$1,289,000.	\$1,289,000
4) CBPS: Physical Plant (090-24; UFI A00414) - Replace the failed boiler and circulation pumps. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F07). Item cost: \$739,000.	\$739,000
9) CBPS: Classroom E Bldg (090-19; UFI A05596) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F03). Item cost: \$108,000.	\$108,000
10) CBPS: Library (090-25; UFI A01792) - Replace the failing upper floor Variable AirFlow Boxes system components. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F01). Item cost: \$458,000.	\$458,000

**Lake Washington Institute of Technology**

3) CBPS: Technology Center (260-Tec; UFI A05661) - Replace the failed HVAC unit. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F02). Item cost: \$78,000.	\$78,000
4) CBPS: Technology Center (260-Tec; UFI A05661) - Modify the lower two levels of exterior circulation on the east side of the building to enclose the space from the elements. Repair the prior water damage from exposure. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F04). Item cost: \$1,182,000.	\$1,182,000
2) CBPS: Technology Center (260-Tec; UFI A05661) - Replace the failed storefront window seals to ensure a water-tight building envelope. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F01). Item cost: \$70,000.	\$70,000

**Lower Columbia College**

1) CBPS: Main Bldg Orig.09/01/1950 (130-Man; UFI A07038) - Replace the failed HVAC unit. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F02). Item cost: \$46,000.	\$46,000
4) CBPS: Multiple Buildings (130A) - Replace the obsolete HVAC controls and pneumatic components in multiple buildings. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F04). Item cost: \$227,000.	\$227,000

**North Seattle College**

1) CBPS: Arts And Sciences (063-As; UFI A03803) - Replace the failing boilers. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F01). Item cost: \$459,000.	\$459,000
2) CBPS: Chiller Building (063-Cb; UFI A08630) - Replace the failed chiller starter transformer. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F02). Item cost: \$78,000.	\$78,000
3) CBPS: Education Building (063-Ed; UFI A04435) - Replace the variable air flow boxes that are in the worst condition. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F05). Item cost: \$93,000.	\$93,000

**Olympic College**

4) CBPS: Bremer Student Center (030-010; UFI A08412) - Replace the failed air handler dampers serving the dining hall area. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F15). Item cost: \$31,000.	\$31,000
5) CBPS: Haselwood Library (030-006; UFI A06195) - Replace the failed victaulic joints to eliminate pipe leaks. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F17). Item cost: \$335,000.	\$335,000
8) CBPS: Humanities And Student Services (030-004; UFI A07734) - Replace the failed portions of the exterior cladding panel system. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F04). Item cost: \$115,000.	\$115,000

**Peninsula College**

2) CBPS: Theatre/Student Union (010-001; UFI A04882) - Replace the two failing two-ton HVAC units serving the veteran center and office space. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F07). Item cost: \$175,000.	\$175,000
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**Pierce College Fort Steilacoom**

1) CBPS: Cascade Bldg (111-S1; UFI A08348) - Replace the failing HVAC unit. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F01). Item cost: \$146,000.	\$146,000
2) CBPS: Cascade Bldg (111-S1; UFI A08348) - Replace the oldest chiller. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F03). Item cost: \$648,000.	\$648,000
3) CBPS: Sunrise Bldg (111-S6; UFI A02182) - Replace the three failing units in the worst condition. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F02). Item cost: \$116,000.	\$116,000

**Pierce College Puyallup**

1) CBPS: Brouillet Library/Science Bldg (112-Pc2; UFI A03189) - Recondition the unreliable cooling towers to extend their useful life. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F01). Item cost: \$139,000.	\$139,000
2) CBPS: Gaspard Admin. Bldg (112-Pc1; UFI A03274) - Recondition the unreliable air handler to extend its useful life. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F02). Item cost: \$253,000.	\$253,000
3) CBPS: Garnero Child Center (112-Pc6; UFI A05425) - Replace the three failing heat pumps in the worst condition. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F05). Item cost: \$207,000.	\$207,000

**Renton Technical College**

1) CBPS: Campus Center (270-I; UFI A04253) - Replace the 11 failing fan coils in the worst condition. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F08). Item cost: \$102,000.	\$102,000
5) CBPS: Allied Health (270-B; UFI A00284) - Replace the three failing variable air volume units. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F01). Item cost: \$74,000.	\$74,000
6) CBPS: Allied Health (270-B; UFI A00284) - Replace the failing circulation pumps in the dental program and pool areas. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F04). Item cost: \$44,000.	\$44,000
7) CBPS: Basic Studies Center (270-D; UFI A05049) - Replace the unreliable multi-zoned HVAC unit. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F11). Item cost: \$337,000.	\$337,000
10) CBPS: Electric Maintenance (270-G; UFI A04001) - Replace the failing circulation pumps. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F06). Item cost: \$44,000.	\$44,000

**Seattle Central College**

1) CBPS: Broadway/Edison (062-Be; UFI A02501) - Repair the failing deck surfaces that are in the worst condition. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F02). Item cost: \$398,000.	\$398,000
3) CBPS: Broadway/Edison (062-Be; UFI A02501) - Recondition the failing air handler (AHU-3) in the phase 2 portion of the building. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F08). Item cost: \$823,000.	\$823,000
9) CBPS: Science And Math (062-Sam; UFI A03954) - Replace the failed gas boiler. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F07). Item cost: \$139,000.	\$139,000
10) CBPS: Fine Arts Building (062-Fa; UFI A07769) - Recondition the failing boiler. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F06). Item cost: \$31,000.	\$31,000
7) CBPS: Mitchell Activity Center (062-Mac; UFI A06198) - Replace the failing wood windows on the street level. The building use is primarily non-instructional. Therefore, 80% of the replacement cost shall be funded outside of the capital budget. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F03). Item cost: \$31,000.	\$31,000

**Shoreline Community College**

5) CBPS: Automotive (070-21; UFI A00465) - Replace the obsolete HVAC units. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F12). Item cost: \$124,000.	\$124,000
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**Skagit Valley College**

1) CBPS: Sprague Hall (040-15; UFI A01220) - Replace the five obsolete univent heaters and install functioning controls. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F13). Item cost: \$236,000.	\$236,000
2) CBPS: Oak Hall (040-16; UFI A03072) - Replace the five obsolete variable frequency drives as well as the degraded circulation system balancing valves. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F11). Item cost: \$225,000.	\$225,000
4) CBPS: Multiple Buildings (040C) - Replace the degraded hollow metal doors on the lower level and the storefront entrance doors. The library system should contribute 30 percent of the replacement cost of the storefront entrance doors. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F14). Item cost: \$43,000.	\$43,000
6) CBPS: Ford Hall (040-54; UFI A05075) - Replace ten of the obsolete univent heaters that are in the worst condition. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F06). Item cost: \$601,000.	\$601,000
8) CBPS: Multiple Buildings (040A) - Replace the failing Andover controls that are in the worst condition in either Nelson Hall, Duval Pavilion or Hodson Hall. . This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F10). Item cost: \$303,000.	\$303,000
9) CBPS: Nelson Hall (040-82; UFI A07932) - Replace the degraded HVAC units. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F09). Item cost: \$569,000.	\$569,000
10) CBPS: Reeves Hall (040-85; UFI A05238) - Replace the obsolete pneumatic controls serving the welding and composites lab spaces. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F05). Item cost: \$431,000.	\$431,000
11) CBPS: Reeves Hall (040-85; UFI A05238) - Recondition the degraded air handler. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F08). Item cost: \$273,000.	\$273,000
15) CBPS: San Juan Center (040-89; UFI A04979) - Replace the HVAC units and controls that are in the worst condition (Not included in the 2019 college Facility Condition Survey). Item cost: \$247,000.	\$247,000
7) CBPS: Multiple Buildings (040A) - Replace the failing windows on the south and west sides of Roberts Hall and Nelson Hall. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F07). Item cost: \$152,000.	\$152,000

**South Puget Sound Community College**

1) CBPS: Minnaert Center for the Arts, Gallery, Theater: BLDG 21 (240-21; UFI A01622) - Replace the failing boilers (Not included in the 2019 college Facility Condition Survey). Item cost: \$498,000.	\$498,000
2) CBPS: Administrative Services & Security: BLDG 25 (240-25; UFI A03443) - Recondition the degraded elevator and controls to ensure that it remains reliable. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F05). Item cost: \$312,000.	\$312,000

**South Seattle College**

1) CBPS: Robert Smith (064-Rsb; UFI A08446) - Replace the failing HVAC units serving the administrative office area. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F06). Item cost: \$124,000.	\$124,000
2) CBPS: Technology Center (064-Tec; UFI A01706) - Replace the failing HVAC units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F03). Item cost: \$189,000.	\$189,000

3) CBPS: Culinary Arts Bldg (Cab) (064-Cab; UFI A09411) - Replace the failing split-system heat pumps. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F05). Item cost: \$299,000.	\$299,000
4) CBPS: Culinary Arts Bldg (Cab) (064-Cab; UFI A09411) - Replace the failed wash-down hood and failing grease exhaust hood fan and makeup air units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F11). Item cost: \$362,000.	\$362,000
5) CBPS: Jmbrockey Campus Center (064-Jmb; UFI A07344) - Replace the failing HVAC unit. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F07). Item cost: \$62,000.	\$62,000
6) CBPS: University Center (064-Uni; UFI A02523) - Replace the degraded boiler, circulation pumps and controls. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F04). Item cost: \$185,000.	\$185,000
7) CBPS: Machine Shop aka NW Wine Academy (064-Nwa; UFI A02853) - Replace the obsolete HVAC units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F10). Item cost: \$93,000.	\$93,000

**Spokane Community College**

1) CBPS: Environmental Sciences (171-8; UFI A09615) - Replace the failed air handling unit. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F11). Item cost: \$337,000.	\$337,000
3) CBPS: Main (171-1; UFI A08547) - Replace the degraded classroom unit ventilators. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F07). Item cost: \$62,000.	\$62,000
6) CBPS: Bigfoot Head Start Child Care (171-20; UFI A00521) - Replace the failing make-up air and cooling unit. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F04). Item cost: \$78,000.	\$78,000
8) CBPS: Automotive (171-18; UFI A07575) - Replace the obsolete transformer located in room 148. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F20). Item cost: \$39,000.	\$39,000
9) CBPS: Automotive (171-18; UFI A07575) - Replace the obsolete transformer located in room 126. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F21). Item cost: \$46,000.	\$46,000
10) CBPS: Automotive (171-18; UFI A07575) - Replace the deteriorated chiller located on the north side of the building. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F19). Item cost: \$169,000.	\$169,000
14) CBPS: Health Science (171-9; UFI A08699) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F02). Item cost: \$84,000.	\$84,000

**Spokane Falls Community College**

1) CBPS: Student Union Building (172-17; UFI A02310) - Replace the failed sections of skylight glazing. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F01). Item cost: \$77,000.	\$77,000
3) CBPS: Technical Arts (172-19; UFI A03711) - Replace the two failing make-up air handlers. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F10). Item cost: \$337,000.	\$337,000
4) CBPS: Human Services (172-16; UFI A08600) - Replace the unreliable multi-zoned unit that is in the worst condition. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F05). Item cost: \$605,000.	\$605,000
5) CBPS: Lodge (172-9; UFI A01909) - Recondition elevator car-1 to ensure that it remains reliable. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F03). Item cost: \$334,000.	\$334,000
6) CBPS: Computing, Mathematics And Tech. (172-18; UFI A01955) - Replace the elevator-1 obsolete controls. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F06). Item cost: \$228,000.	\$228,000
2) CBPS: Student Union Building (172-17; UFI A02310) - Replace the failed windows. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F13). Item cost: \$34,000.	\$34,000

**Tacoma Community College**

1) CBPS: Multiple Buildings (220A) - Repair the damaged exterior perimeter columns. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F07). Item cost: \$47,000.	\$47,000
4) CBPS: Vashon (220-6; UFI A08238) - Replace the three failing HVAC units that were damaged by a prior electrical surge. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F11). Item cost: \$226,000.	\$226,000

**Walla Walla Community College**

1) CBPS: Main Building (200-D; UFI A02150) - Recondition the failing air handler that is in the worst condition to extend its useful life. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F01). Item cost: \$822,000.	\$822,000
2) CBPS: Main Building (200-D; UFI A02150) - Replace the obsolete well pump to ensure that the water circulation system remains functional. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F03). Item cost: \$379,000.	\$379,000
4) CBPS: Cntr For Enology & Vitclt (200-T; UFI A09609) - Recondition the failing air handler. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F12). Item cost: \$243,000.	\$243,000
5) CBPS: Water Environmental Sci (200-R; UFI A02875) - Replace the three failing HVAC units that are in the worst condition. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F04). Item cost: \$137,000.	\$137,000

**Wenatchee Valley College**

4) CBPS: Van Tassell (150-Vtc; UFI A00894) - Replace the unreliable HVAC units serving the dining, kitchen and student office areas. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F04). Item cost: \$198,000.	\$198,000
8) CBPS: Batjer (150-Btj; UFI A04052) - Recondition the degraded chiller. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F08). Item cost: \$99,000.	\$99,000
10) CBPS: Eller/Fox (150-Efs; UFI A00748) - Replace the degraded and unreliable re-heat HVAC boxes. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F05). Item cost: \$31,000.	\$31,000
11) CBPS: Wenatchi Hall (150-Wti; UFI A06617) - Recondition the degraded chiller to extend its useful life. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F07). Item cost: \$69,000.	\$69,000
12) CBPS: Knights Hall A (150-Kha; UFI A25186) - Replace the failed HVAC wall units. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F10). Item cost: \$31,000.	\$31,000
13) CBPS: Gym (150-Gym; UFI A05684) - Replace the obsolete HVAC unit serving the office space. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F03). Item cost: \$46,000.	\$46,000
15) CBPS: North Friendship Hall (150-Nfh; UFI A07184) - Replace the unreliable HVAC unit serving the server room. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F11). Item cost: \$31,000.	\$31,000
16) CBPS: North Friendship Hall (150-Nfh; UFI A07184) - Replace the two failing heat pumps that are in the worst condition. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F12). Item cost: \$92,000.	\$92,000
3) CBPS: Multiple Buildings (150A) - Replace the failed doors and window systems. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F19). Item cost: \$77,000.	\$77,000



6) CBPS: Van Tassell (150-Vtc; UFI A00894) - Replace the failed windows. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F20). Item cost: \$46,000.	\$46,000
<b>Whatcom Community College</b>	
1) CBPS: Heiner Center (210-666; UFI A07067) - Replace the failing lighting controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F12). Item cost: \$69,000.	\$69,000
2) CBPS: Syre Student Center (210-333; UFI A08457) - Recondition the HVAC unit by replacing the failing coils to extend its useful life. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F01). Item cost: \$333,000.	\$333,000
3) CBPS: Syre Student Center (210-333; UFI A08457) - Replace the failed light fixtures. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F09). Item cost: \$52,000.	\$52,000
4) CBPS: Syre Student Center (210-333; UFI A08457) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F13). Item cost: \$416,000.	\$416,000
6) CBPS: Pavilion (210-555; UFI A09233) - Repair the degraded heat pumps to extend their useful life. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F06). Item cost: \$54,000.	\$54,000
7) CBPS: Laidlaw Center (210-999; UFI A06305) - Replace the failing lighting controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F04). Item cost: \$46,000.	\$46,000
8) CBPS: Laidlaw Center (210-999; UFI A06305) - Replace the unreliable door hardware. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F07). Item cost: \$143,000.	\$143,000
10) CBPS: Cascade Hall (210-777; UFI A00223) - Replace the failing HVAC unit serving the main server room. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F03). Item cost: \$68,000.	\$68,000
11) CBPS: Kulshan Hall (210-222; UFI A04490) - Replace the failing lighting controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F11). Item cost: \$62,000.	\$62,000
12) CBPS: Roe Studio (210-111; UFI A08545) - Replace the unreliable hot water heaters. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F05). Item cost: \$74,000.	\$74,000
<b>Yakima Valley College</b>	
1) CBPS: Technology Complex (160-017; UFI A04110) - Replace the degraded HVAC unit to extend its useful life. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F05). Item cost: \$332,000.	\$332,000
2) CBPS: Deccio Building (160-018; UFI A09012) - Replace the two degraded chillers. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F03). Item cost: \$377,000.	\$377,000
3) CBPS: Raymond Hall Library (160-007; UFI A03586) - Replace the failing air handling unit. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F02). Item cost: \$377,000.	\$377,000
<b>40001190</b>	<b>\$730,000</b>
<b>Bellevue College</b>	
1) CBPS: Building R (080-Bldgr; UFI A09705) - Repair the failed portions of the roofing. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency R01). Item cost: \$383,000.	\$383,000
<b>Peninsula College</b>	
1) CBPS: Theatre/Student Union (010-00; UFI A04882) - Replace the failed sections of roofing near the HVAC units on the north side of the building. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency R02). Item cost: \$72,000.	\$72,000
2) CBPS: Theatre/Student Union (010-00; UFI A04882) - Replace the failing Katwall skylight panels. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency R03). Item cost: \$95,000.	\$95,000
<b>South Seattle College</b>	
1) CBPS: Culinary Arts Bldg (Cab) (064-Cab; UFI A09411) - Replace the deteriorated mansard roofing. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R01). Item cost: \$180,000.	\$180,000
<b>40001226</b>	<b>\$245,000</b>
<b>Spokane Community College</b>	
1) CBPS: Site (171A) - Replace the deteriorated concrete steps. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency S01). Item cost: \$153,000.	\$153,000
<b>Walla Walla Community College</b>	
1) CBPS: Site (200A) - Repair the failed and degraded concrete that is located near the bus turn-around area. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency S01). Item cost: \$46,000.	\$46,000
<b>Whatcom Community College</b>	
3) CBPS: Site (210A) - Replace eight failed pedestrian light bollards. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S03). Item cost: \$46,000.	\$46,000
<b>Grand Total</b>	<b>\$36,147,000</b>

## Appendix C.1: CTC Minor Projects with CCA Qualifying Scope, Not Included in Request

### Cascadia College

1) CBPS: Bothell Phys Plant (300-4016; UFI A01138) - The college is concerned about the reliability of the 1,000 ton chiller. This is the biggest of three chillers that serve all buildings on campus. The automatic start function is no longer reliable due to the age and demand of the chiller. The chiller is now manually started, when required. The transformer that solely serves the chiller has recently been replaced. All of the equipment is original. The chiller currently is only used with high demand during summer months, but will be required to support two new buildings that will come online in the next few years. The chiller still functions as designed. Reconditioning the chill would likely cost more than half of the cost of a new chiller, so the chiller should be replaced rather than be reconditioned. Additional information from the equipment vendor is required to properly evaluate the remaining expected life of the chiller. The cost of the chiller should be split 50/50 with UW. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F02). Item cost: \$730,000. \$730,000

### Clover Park Technical College

2) CBPS: Multiple Buildings (290A) - The HVAC controls in multiple buildings are at the end of their useful life and replacement parts (TEC's) may no longer be available from the vendor. If so, the worst controls systems in 3 of the buildings should be replaced. The removed components should be retained as spare parts to extend the life of the other building systems. A memo from the vendor must be provided to justify replacement. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F05). Item cost: \$2,070,000. \$2,070,000

### Columbia Basin College

1) CBPS: Performing Arts Building (190-00P; UFI A08055) - The college is concerned about the oldest water heater in the building. The unit has exceeded its expected life, but still functions as designed and does not leak. The unit should continue to be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F24). Item cost: \$77,000. \$77,000

2) CBPS: Library Building (190-00L; UFI A07081) - The air handlers have exceeded their expected life, but are still maintainable. The units should continue to be monitored and maintained. The units should be reconditioned as maintenance and repairs become more frequent. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F09). Item cost: \$137,000. \$137,000

3) CBPS: Industrial Building I (190-011; UFI A06781) - The HVAC units have exceeded their expected life, but still function as designed. The units are maintainable and should continue to be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F06). Item cost: \$77,000. \$77,000

4) CBPS: Health Science Center (190-00Rs; UFI A09278) - The five air handler units are near the end of their expected life, but still function as designed. The units should continue to be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F04). Item cost: \$228,000. \$228,000

5) CBPS: Health Science Center (190-00Rs; UFI A09278) - The boilers are near the end of their expected life, but still function as designed. The boilers have required some recent repairs, but are maintainable. The boilers should continue to be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F13). Item cost: \$152,000. \$152,000

6) CBPS: Health Science Center (190-00Rs; UFI A09278) - The college is concerned about the age of the chiller. The chiller is near the end of its expected life, but still functions as designed. The chiller should continue to be monitored for future replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F02). Item cost: \$303,000. \$303,000

7) CBPS: Performing Arts Building (190-00P; UFI A08055) - The college is concerned about the age and condition of the air handlers. Recent repairs have been required, but the units still function as designed. The units should continue to be monitored for re-conditioning or replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F22). Item cost: \$304,000. \$304,000

9) CBPS: Health Science Center (190-00Rs; UFI A09278) - The hot water circulation pumps are near the end of their expected life, but still function as designed. The pumps should continue to be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F14). Item cost: \$122,000. \$122,000

11) CBPS: Health Science Center (190-00Rs; UFI A09278) - The AC1 mini-split HVAC system is near the end of its expected life, but still functions as designed. The unit should be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F15). Item cost: \$39,000. \$39,000

12) CBPS: Health Science Center (190-00Rs; UFI A09278) - One of the two chilled water pumps are approaching end of their expected life. The unit should continue to be monitored for replacement. . This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F12). Item cost: \$122,000. \$122,000

13) CBPS: Hud Building (190-0X1; UFI A09679) - Multiple Data Closet HVAC units that have exceeded their useful life. The college is concerned about the reliability of the units in building T, B and CTE. The five units in the worst condition should be replaced. Additional information such as recent repair requirements is required to justify replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F27). Item cost: \$153,000. \$153,000

14) CBPS: Health Science Center (190-00Rs; UFI A09278) - The fan coil units are near the end of their expected life, but still function as designed. The function of the unit serving the upper stair area did not appear to be critical. The units should continue to be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F05). Item cost: \$152,000. \$152,000

15) CBPS: Lee R Thornton Ctr (190-00T; UFI A00601) - The building has 19 air handlers, 1 split system, 2 vacuum pumps, 10 exhaust fans, 12 utility heaters, and 1 heat recovery pump that are all near the end of their expected life. These units still function as designed and should be monitored for replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F28). Item cost: \$754,000. \$754,000

16) CBPS: Hawk Union Building (190-00H; UFI A08496) - The unit serving the sunroom is unreliable and requires frequent repairs to maintain function. The college needs to determine if the unit will be replaced using current funding. Additional information is required. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F20). Item cost: \$39,000. \$39,000

17) CBPS: Hawk Union Building (190-00H; UFI A08496) - The HVAC unit serving the bookstore has failed and should be replaced. This unit may be replaced using current funding. If the unit will not be replaced using current biennium funding then it should be replaced in the next biennium. Additional information is required to determine if the unit should be replaced next biennium. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F16). Item cost: \$39,000. \$39,000

18) CBPS: Multiple Buildings (190A) - The lighting controls in the Business Building and Career & Technology building have required repairs. The new parts require new programming to function correctly. The college believes that the controls are no longer programable since they cannot easily find a contractor to program the boards. A memo from the vendor must be provided to confirm that the system can no longer be programmed to justify replacement. The college will also need to exhaust their search for a contractor to program the equipment before a recommendation can be made to replace the system due to lack of support. If the replacement can be justified, then the controls should be replaced in the B building. The other buildings with these controls should be evaluated for future replacement if they also cannot be programmed. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F01). Item cost: \$153,000.	\$153,000
19) CBPS: Multiple Buildings (190A) - Multiple Data Closet HVAC units that have exceeded their useful life. The college is concerned about the reliability of the units in building T, B and CTE. The five units in the worst condition should be replaced. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F26). Item cost: \$122,000.	\$122,000
20) CBPS: Fitness And Wellness Annex (190-Fit; UFI A25431) - The college is concerned about the age of the HVAC unit. The building has not been in use for several years and future use has not been solidified. Additional information is required to confirm the future building use as well as the timeline for the change in use. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F21). Item cost: \$46,000.	\$46,000
8) CBPS: Performing Arts Building (190-00P; UFI A08055) - The college is concerned about the age of the circulating pumps. The pumps have had seals replaced and still function as designed. The pumps should be monitored for future replacement. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F23). Item cost: \$183,000.	\$183,000
<b>Edmonds Community College</b>	
1) CBPS: Utility (230-Uty; UFI A04725) - The college is concerned about the age of chiller #1. The controls were replaced in 2023. The chiller is near the end of its expected life and should continue to be monitored for reliability to justify reconditioning. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F05). Item cost: \$262,000.	\$262,000
4) CBPS: Multiple Buildings (230A) - The college is concerned about being able to buy bulbs for many can light fixtures, if they are discontinued. These fixtures should be replaced if there is market evidence that bulbs (of any kind) will no longer be made available for these fixtures. Additional information is required to justify replacement of the fixtures. It may be more appropriate to complete this project as an ESCO project. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F03). Item cost: \$405,000.	\$405,000
5) CBPS: Snoqualmie Hall (230-Sql; UFI A08635) - The college is concerned about the lighting controls serving rooms on the first floor. A memo from the vendor describing if the controls are no longer repairable is required to justify replacement. The college must fund 50% of any repair project within this building since half of the building is leased to CWU. It is likely that the project cost does not meet the minimum requirement of \$25k since it is split with CWU. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F11). Item cost: \$39,000.	\$39,000
<b>Grays Harbor College</b>	
1) CBPS: Manspeaker Instructional (020-2000; UFI A04686) - The air handler has degraded and has been recently repaired through regular maintenance efforts. The unit should continue to be monitored for reconditioning or replacement. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F04). Item cost: \$191,000.	\$191,000
2) CBPS: Lib (020-1500; UFI A09264) - The college is concerned about the HVAC unit on the upper roof due to component age and reliability. The unit appeared to be functioning during the survey. Additional information is required to better evaluate the repair need. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F02). Item cost: \$122,000.	\$122,000
3) CBPS: Schermer Instructional (020-4000; UFI A21240) - The windows have leaked for about 6 months, but are fairly new. It was not known if the flashing or sealant has failed. It appears that the envelope window header flashing has not provided protection from water intrusion. The interior damage should be repaired and the window headers should be replaced to ensure a water-tight condition. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F01). Item cost: \$40,000.	\$40,000
<b>Green River Community College</b>	
1) CBPS: Multiple Buildings (100A) - The CCI HVAC control components have exceeded their useful life. The controls have become unreliable and should be replaced because they are no longer supported by the vendor. Several buildings use this type of controller. The old components should be retained and used for spare parts to extend the life of controls in other buildings. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F01). Item cost: \$345,000.	\$345,000
2) CBPS: Cedar Hall (100-18; UFI A08273) - The Hubble lighting controls have become less reliable. The college believes that the vendor no longer supports the system. A memo is required to confirm that the system is no longer supported. If the controls are no longer supported, they should be replaced. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F03). Item cost: \$139,000.	\$139,000
<b>Lake Washington Institute of Technology</b>	
1) CBPS: East Building (260-Eas; UFI A02059) - The college is concerned about the age of the unit heaters located on the north ends of the shop portions of the building. These units are near the end of their expected life, but still function well. All of the other unit heaters serving the shop portions of the buildings have already been replaced since they were in worse condition. These units should continue to be monitored for replacement. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F07). Item cost: \$282,000.	\$282,000
<b>Olympic College</b>	
5) CBPS: Business And Technology (030-012; UFI A04881) - During the demolition of the Shop Building we discovered that the joints between the tilt up panels were severely degraded. Many of the joints are rusted out and daylight can be seen through them. The college will need to investigate the extent of the problem before the solution can be correctly scoped. Additional information is required to determine the appropriate scope of work required to address any failing components. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F03). Item cost: \$77,000.	\$77,000
<b>Peninsula College</b>	
1) CBPS: Allied Health & Ecdc (010-00K; UFI A25537) - The college has been required to replace several HVAC unit compressors in recent years even though the unit is fairly new. The unit appears to be a lemon product because of the premature failure of components. The replaced compressors have functioned as expected. The unit still generally functions as designed and should continue to be monitored for future repairs. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F08). Item cost: \$228,000.	\$228,000
<b>Pierce College Fort Steilacoom</b>	
1) CBPS: International House (111-S10; UFI A01170) - The HVAC split-units are near the end of their useful life and have become less reliable. The units still function as designed and should continue to be monitored for future replacement. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F05). Item cost: \$123,000.	\$123,000

**Pierce College Puyallup**

2) CBPS: Arts And Allied Health Building (112-Pc8; UFI A04354) - The college is concerned about the condition of the boilers since they have become less reliable. There has been a higher level of repair required to maintain function, however, boilers of this type typically last for an additional seven years before replacement. In order to justify pre-mature replacement, a record of annual maintenance effort and costs is required to determine if replacement is justified. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F03). Item cost: \$47,000. \$47,000

**Seattle Central College**

1) CBPS: Marine Tech (062-Smac; UFI A02017) - The wood-framed overhead sectional doors as well as the west window are deteriorating due to age and weather exposure. The building was not being used at the time of the survey and the college did not have specific plans for use in the future. The doors may no longer be required for a new use, when the college decides to use the building in the future. These doors should be considered for replacement when the building is used for instruction in the future. . This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F01). Item cost: \$231,000. \$231,000

2) CBPS: Broadway/Edison (062-Be; UFI A02501) - The college has concerns about the age of air handler units in the phase 1 portion of the building. The units are reliable and still function as designed. These units should continue to be monitored for repair or replacement. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F09). Item cost: \$792,000. \$792,000

3) CBPS: Broadway/Edison (062-Be; UFI A02501) - The college has found that some copper pipes have begun to form pits due to high flow circulation pumps. Pipe bursts require repairs almost annually. Leaks were not visible during the survey, but prior repairs were visible. The extent of the problem was not clear and did not appear to be systemic during the survey. Some testing in various areas would provide a clearer perspective. Additional information is required to establish an appropriate scope of repair. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F04). Item cost: \$102,000. \$102,000

5) CBPS: Broadway/Edison (062-Be; UFI A02501) - The skylights in multiple stairwells are leaking and the water intrusion is damaging the cast-in-place concrete and the brick facade. This issue has been reviewed over multiple biennia and information was not available regarding the cause of the leaks. More information is still required to determine the source of the water intrusion and establish the appropriate repair scope. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F15). Item cost: \$78,000. \$78,000

**Shoreline Community College**

1) CBPS: Schlab (070-29; UFI A04022) - The air handlers have started to degrade and require more frequent repairs. The units should continue to be monitored for replacement. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F04). Item cost: \$231,000. \$231,000

2) CBPS: Library (070-40; UFI A03204) - The two boilers serving the building have prior leaks and rust. These units are near the end of their useful life, but still function as designed. These boilers should continue to be monitored for future replacement. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F01). Item cost: \$246,000. \$246,000

**Skagit Valley College**

1) CBPS: Roberts Hall (040-80; UFI A09398) - The college is concerned about the age of the air handler unit serving classroom spaces. The unit has required maintenance and minor repairs to remain functional. It is not known at the time of the survey if the system could be re-conditioned to extend its useful life or if the system would require complete replacement (which has significant cost). A consultant evaluation of the system indicated that the equipment has reached the end of its expected life, but can continue to be useful with additional maintenance. The air handler should continue to be maintained and be replaced in the future. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F18). Item cost: \$1,176,000. \$1,176,000

2) CBPS: Hodson Hall (040-40; UFI A09436) - The college is concerned about the HVAC unit serving the theater space. It has exceeded its expected life, but still functions as designed and is still maintainable. The unit was not replaced during the theater remodel in 2008 (minor works program project). The unit should be replaced. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F17). Item cost: \$580,000. \$580,000

3) CBPS: Angst Hall (040-55; UFI A06053) - The college is concerned about the HVAC digital controls. The vendor claims that the system will no longer be supported after 2026. The system still functions as designed and should continue to be monitored for replacement. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F03). Item cost: \$248,000. \$248,000

**South Puget Sound Community College**

1) CBPS: Family Education Center & Childcare (240-20) - The two boilers are near the end of their useful life, but still function as designed. There has not been a significant increase in maintenance required to sustain operation of the boilers. The boilers are still maintainable and should be replaced in the next biennium. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F02). Item cost: \$720,000. \$720,000

2) CBPS: Family Education Center & Childcare (240-20) - The college is concerned about the age of the cooling tower. The unit has not required an increased level of maintenance or repair and still functions as designed. The unit should continue to be monitored for future replacement. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F03). Item cost: \$358,000. \$358,000

**Spokane Community College**

1) CBPS: Bigfoot Head Start Child Care (171-20; UFI A00521) - The college is concerned about the age and reliability of six rooftop HVAC units. The units are still functioning but have become more difficult to repair. The units should continue to be monitored for replacement. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F24). Item cost: \$815,000. \$815,000

3) CBPS: Heavy Equipment / Maintenance (171-19; UFI A02485) - The college is concerned about the age of the make-up air unit, however, the unit still functions as designed. The unit is located in an area of the attic that is difficult to access. Replacement would likely require modifications to the building roof or envelope and would be very expensive. The unit should be repaired to extend its useful life. . This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F03). Item cost: \$169,000. \$169,000

**Spokane Falls Community College**

1) CBPS: Technical Arts (172-19; UFI A03711) - The college believes that the building transformer T2 is beyond its expected life. The unit still functioned as designed and most similar transformers in the system have experienced a much longer life. The unit should continue to be monitored for replacement in the future. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F08). Item cost: \$39,000. \$39,000

3) CBPS: Technical Arts (172-19; UFI A03711) - The college believes that the building transformer T1 is beyond its expected life. The unit still functioned as designed and most similar transformers in the system have experienced a much longer life. The unit should continue to be monitored for replacement in the future. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F07). Item cost: \$39,000. \$39,000

5) CBPS: Technical Arts (172-19; UFI A03711) - The penthouse make-up air handler unit has required recent repairs, but still functions as designed. The unit is nearing the end of its useful life. The units should be monitored for future replacement. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F02). Item cost: \$453,000.	\$453,000
<b>Walla Walla Community College</b>	
1) CBPS: Health Sci/Performing Art (200-E; UFI A09551) - Condensing unit for AHU 1 at nursing has a leak in the coils Repairs are becoming more frequent. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F10). Item cost: \$228,000.	\$228,000
4) CBPS: Main Building (200-D; UFI A02150) - The college believes that the 4x4 light fixtures have degraded. The college indicated that many of the lens covers have failed, but the staff could not locate a failed lens during the survey. Parts are no longer available. Each light allows air flow from the mechanical system to flow through it. The ductwork must be modified at each light to allow the air to flow adjacent to the light replacement. The fixtures appeared to be in working condition during the survey and should continue to be monitored for replacement. It may be best to replace these fixtures as part of a minor improvement or major capital project since they are still in working condition. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F08). Item cost: \$243,000.	\$243,000
<b>Wenatchee Valley College</b>	
2) CBPS: Wenatchi Hall (150-Wti; UFI A06617) - The college was concerned about the cooling tower pan. The pan appeared to be in good condition and leaks were not apparent. The cooling tower should continue to be monitored for repairs or replacement. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F09). Item cost: \$34,000.	\$34,000
5) CBPS: Music And Art Center (150-Mac; UFI A11095) - Lighting controls in the building aren't functioning properly and the college believes that the controls can no longer be repaired. A vendor memo is required to confirm that the system can no longer be repaired. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F16). Item cost: \$62,000.	\$62,000
6) CBPS: Multiple Buildings (150B) - The HVAC control system is no longer supported in the Omak and Batjer buildings. Additional information is required to justify replacement. A vendor memo is required to confirm that the system is no longer supported. If the system is no longer supported, it should be replaced. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F14). Item cost: \$92,000.	\$92,000
7) CBPS: Distance Learning Center (150-Dlc; UFI A20883) - The HVAC unit is near the end of its useful life and should be replaced. However, the college was not using the building at the time of the survey and future use was not known. The unit should only be replaced if the college has a plan to use the building. Additional information is required to determine if this unit should be replaced. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F13). Item cost: \$31,000.	\$31,000
<b>Whatcom Community College</b>	
1) CBPS: Heiner Center (210-666; UFI A07067) - The college is concerned about the age of the air handler. Staff indicated that there are reoccurring issues with refrigerant leaks and replacement parts are becoming more difficult to find. The unit appeared to be in good condition, but required maintenance. The unit should continue to be monitored for repair or replacement. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F02). Item cost: \$83,000.	\$83,000
<b>Yakima Valley College</b>	
1) CBPS: Deccio Building (160-018; UFI A09012) - The boilers have become less reliable and required a high level of maintenance. The boilers, controls and circulation pumps still function as designed, but are near the end of their expected life. These components should be replaced. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F04). Item cost: \$332,000.	\$332,000
<b>Clark College</b>	
1) CBPS: Site (140A) - The college was concerned about the condition of the main heating and cooling loops. Some of the sections near the south end of campus had prior leaks repaired. It was not clear if other sections further to the north leaked. The pipes should continue to be monitored to determine if they leak to establish the appropriate scope of work for future replacement of the pipe. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency S01). Item cost: \$1,498,000.	\$1,498,000
<b>Columbia Basin College</b>	
1) CBPS: Site (190A) - The college is concerned about the age and location of the irrigation pumps. Roughly 1/3 of the campus served is athletic fields, which are not supported by capital repair funds. The south pump was pulled out of the vault and rebuilt in 2019. The 50 HP pumps still function as designed and should be monitored for future replacement or repair. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency S01). Item cost: \$513,000.	\$513,000
2) CBPS: Multiple Buildings (190A) - The college believes that rain leaks through the Kalwall skylight in multiple areas within the CTE and T buildings. During the survey, the source of the rain intrusion was not clear. It appeared that the issue may be related to improper flashing or failed sealant. Additional information is required to correctly identify the source of the problem and the proper scope of repairs required. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency R01). Item cost: \$77,000.	\$77,000
<b>South Seattle College</b>	
1) CBPS: Technology Center (064-Tec; UFI A01706) - The skylight system at the east entrance leaks. The glazing is very dirty, but it is not clear why the system leaks or what the appropriate scope of repair would include. Additional information is required to determine if the system has failed or if it can be repaired in place. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R03). Item cost: \$154,000.	\$154,000
<b>Tacoma Community College</b>	
7) CBPS: H.C. Joe Harned Center For Health Careers (220-13; UFI A21056) - There are leaks in East Roof Terrace that leaks into two places along North & East office Suite windows/roof. The roofing is fairly new and in good condition. Fixing small leaks is considered to be regular maintenance. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R12). Item cost: \$25,000.	\$25,000
<b>Grand Total</b>	<b>\$17,951,000</b>

### Summary

Seattle Central College will replace its use of fossil-fueled steam with an all-electric, heat pump based, low carbon impact heating and cooling system to serve its Broadway campus buildings. This conversion will dramatically lower greenhouse gas emissions by 3 million lbs. per year as well as adding redundancy/resiliency and lowering maintenance, operating and utility costs. Operations and utility savings will exceed \$750,000 annually. Estimated capital construction cost is \$22 million.

A consulting firm has completed the permit design drawings, has bid out the work, and will guarantee both maximum allowable cost and energy savings. The EcoDistrict is “shovel-ready”.

### Rationale

- College must dramatically lower its GHG footprint to meet state goals and Clean Building standards of the City of Seattle and WA State.
- Existing steam heating system is at the end of life, has become unreliable, and poses a significant life-safety risk to our maintenance personnel.
- Steam costs rose 44% in 2023 (since our steam provider is required to buy WA Climate Commitment Act allowances and is passing the cost on to us) and will now top \$550k annually.
- All-electric approach ties in with investment in solar panels for greater resiliency and self-reliance.
- Modular approach will accommodate expansion to new college buildings and tying in neighboring properties as they are redeveloped.

### Project Scale

The Seattle Central College EcoDistrict is designed to be implemented over multiple years. The initial implementation is sized to serve the 404,000 sf Broadway/Edison Bldg., the 83,000 sf Science and Math Building and the 41,000 sf Broadway Performance Hall

Piping to distribute the hot and chilled water is sized for future expansion to include the Mitchell Athletic Center, a remodeled Student Union Building, planned student housing, and a planned North Plaza instructional building.

Existing utility tunnels will be used for Phase One buildings. Future phases will necessitate crossing Pine Street and Harvard Avenue with new utility tunnels. **When fully realized, the EcoDistrict will serve approx. one million square feet of buildings.**

Building Name	Phase	Building Type	Square Footage
BPH	1	College	41,174
Broadway-Edison Total	1	College	405,085
Broadway Ph 1	1	College	
Broadway Ph 2	1	College	
Edison	1	College	
Bookstore	2	Student Union	14,765
MAC	2	Student Union	85,000
Science and Math (SAM)	2	College	83,446
Student Housing	3	Housing	179,000
New North Plaza Academic Building	4	College	145,000

**953,470**

## Project Benefits

- Greenhouse Gas emission reduction of 1,387 metric tons of CO<sub>2</sub> annually (3+ million lbs. of CO<sub>2</sub>) or approx. 90% reduction in college's carbon footprint. Reduction in PM 2.5 levels from neighborhood's presently high levels.
- Avoidance of \$10 million in deferred maintenance costs for failing steam pipes and supply.
- Savings of \$550,000 per year on steam costs. Overall O&M savings of \$700,000+.
- Insulates the college from higher natural gas and carbon pricing costs passed thru by utility providers.
- Partnership with Seattle City Light on load management and peak shaving to avoid a peak load increase of 3 MW in the winter for phase one buildings when converting to all-electric heating,

## Technological Solution

The EcoDistrict utilizes storage of thermal energy in a large-scale liquid reservoir to drive heating and hot water needs. That thermal energy is drawn from four air-to-water heat pumps installed on campus rooftops. Cooling and chilled water are produced using those same heat pumps.



Supplemental heating in the coldest weeks in winter is produced via an electric resistance boiler generating hot water for the HVAC system.

Seattle Central has invested over \$4 million in recent years on energy conservation measures, including conversion to LED lighting, insulation and previously installed heat pumps and high-efficiency motors.


A new 1 MWh solar array was installed in the Summer of 2023, reducing the college's load on the Seattle City Light electrical grid. Future expansion of the EcoDistrict will include additional solar power generation.

## Expandability

The EcoDistrict has been conceived of as a modular, phased program to convert all college campus buildings to a low carbon footprint, all-electric solution for heating, cooling and hot water needs. The first phase captures approx. 78% of the college's instructional classroom and lab capacity. As older buildings are remodeled or new buildings added using capital project appropriations, the cost of expanding the EcoDistrict will be included in their development budgets.

Seattle Central controls or has plans for 600,000+ sf in additional college buildings which could be served in future phased expansions of the EcoDistrict. Expansion will not be limited to college-owned buildings. The college is reaching out to owners of nearby properties slated for redevelopment about the benefits of being served by the EcoDistrict.

## Seattle Central College Eco District Concept



### Distributed Thermal Energy Sources & Uses and Solar PV and Virtual Power Plants


Initial concepts for an EcoDistrict serving SCC includes a number of low carbon thermal energy nodes interconnected providing for an energy efficient, cost-effective, sustainable and resilient thermal energy network.

**Phase 1:** Existing Academic Buildings (500,000 SF) and Broadway Performance Hall (50,000 SF)

**Phase 2:** MAC and Student Union (100,000 sf) and Planned Student Housing building (200,000 sf)

**Phase 3:** Two former SCC buildings at the SE corner of Broadway and Pine (approx. 75,000 sf) and the SW and NW corners of Harvard and E. Howell Street (90,000 sf) and SCC's North Parking (140,000 sf) and the Fine Arts and Siegal Center Bldgs. (122,000 sf)

**Totals:**  
Phase 1 – 550,000 sf  
Phase 2 – 300,000 sf (2 pipes crossing Harvard from BPH to Student Housing, MAC to BE Tunnel Already Exists)  
Phase 3 – 500,000 sf (2 pipes crossing Pine from BPH to Fine Arts and crossing Broadway from Fine Arts to SE corner and crossing Harvard from BE to SW corner of Howell and crossing Howell to the NW corner.)





Capital FTE Summary

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS004

Date Run: 8/26/2024 4:01PM

**FTEs by Job Classification**

<u>Job Class</u>	Authorized Budget		2025-27 Biennium	
	2023-25 Biennium		2025-27 Biennium	
	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>
Staff for Major Projects			12.2	10.9
Staff for Minor Work			1.9	2.0
Staff for Preventive Facility Maintenance and Building S			81.0	81.0
<b>Total FTEs</b>			<b>95.1</b>	<b>93.9</b>

**Account**

<u>Account - Expenditure Authority Type</u>	Authorized Budget		2025-27 Biennium	
	2023-25 Biennium		2025-27 Biennium	
	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>
057-1 State Bldg Constr-State			1,761,952	1,573,653
060-1 Comm/Tech Cap Proj A-State			7,783,000	7,783,000
<b>Total Funding</b>			<b>9,544,952</b>	<b>9,356,653</b>

**Narrative**

The Preventive Facility Maintenance and Building System Repairs project is an M & O fund swap. Staff expenses are transferred to this project from the operating budget. Average of \$90,893 used per FTE for salaries/benefits. These FTEs (162) and associated cost (\$14,724,666) would be moved to the general fund if our request to reverse the M & O fund swap is approved.

Major Project Staff are for college project management consistent with OFMs budget instructions. Estimated cost of \$143,840 / FTE for salaries/benefits.

Minor Work staff is a combination of state board staff and college project management. All staff are in positions appropriate for the work performed. State Board staff is calculated on actual FY25 budget, Minor Works staff based on \$90,893 average cost / FTE.

**Capital FTE Summary**  
2025-27 Biennium  
\*

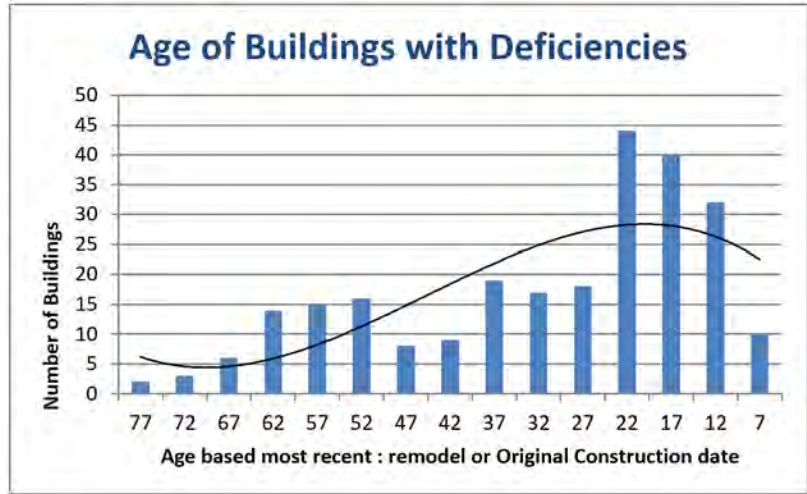
**Report Number:** CBS004  
**Date Run:** 8/26/2024 4:01PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget

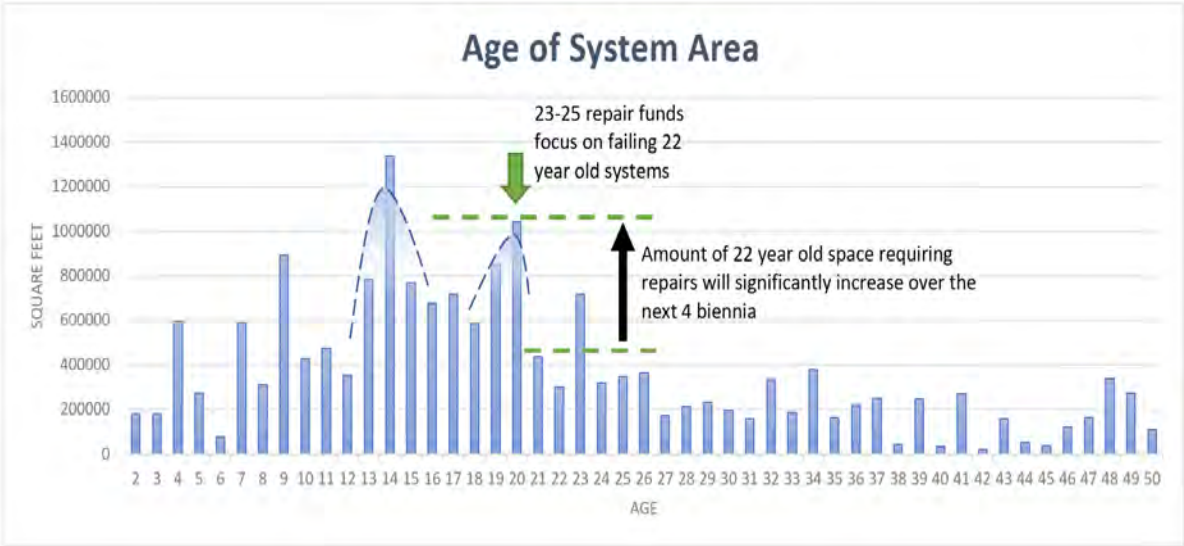
## SBCTC 2025-27 Repair and Maintenance Backlog Reduction Plan

The following is the two-year plan to manage the backlog of repair needs for the WA State community and technical colleges. This plan is prepared and submitted as required by RCW 43.88.030.

1. The first goal of community and technical colleges is to provide access to affordable higher education, which recognizes the need to support enrollment with quality facilities. This includes both maintaining existing assets and developing capacity when needed:
  - a. Building new facilities while repairing and replacing existing buildings reflects the need for community and technical colleges to meet the demand for enrollment.
  - b. Managing the size of the repair backlog is a concern of the colleges and affects the quality of space. While the system has more problems with older, poorly constructed buildings, college janitorial and maintenance staff work hard to keep spaces functional, clean, and safe for students, faculty and staff. Only the highest priority deficiencies can be resolved through the limited capital budget, so colleges must focus on projects that will best minimize program disruptions due to facility system or component failures.
  - c. The 2025-27 minor works preservation project requests include \$47 million in specific facility repairs, \$12 million in roof repairs, \$5 million in site repairs and \$43 million in infrastructure replacement. The total amount of facility, roof and site repairs is 10% higher than the previous biennium request. This increase reflects the need to continue improving building conditions that are below the “adequate” level and also address the expected increase in deficiencies in the upcoming biennia. Based on prior facility condition surveys, the peak need for repairs occurs in facilities that are roughly 22 years old (see below). This is likely because many building systems and components have a twenty-year life expectancy.



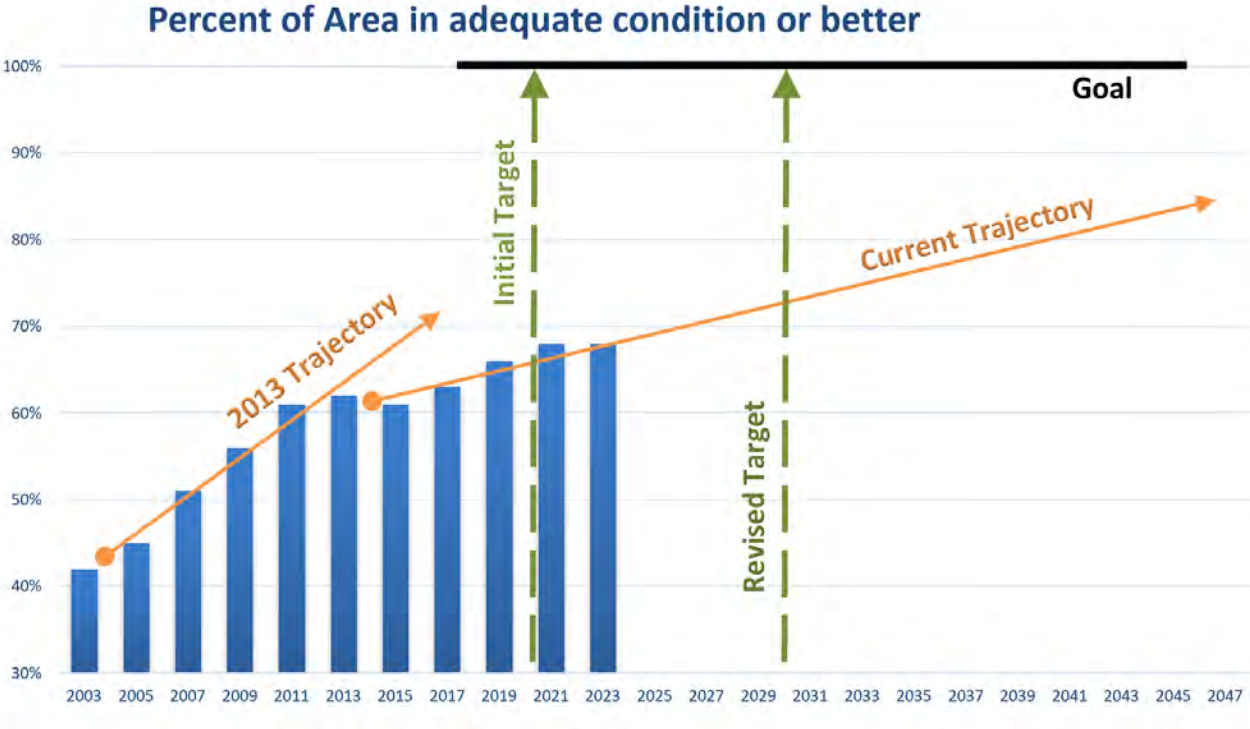
When this data is considered along with the age of the agencies owned facilities, the number of facility deficiencies are expected to increase significantly over the next four biennia. The chart below shows system building area that is less than fifty years old. This chart shows the increase in area that will likely require repairs during this period, compared to prior biennia.



The infrastructure replacement request is roughly \$3 million higher than the previous biennium request. The repair projects included in the request are the highest priority items among the \$110 million in deficiencies identified in the 2023 facility condition survey. The infrastructure replacement projects included in the request include the highest ranked assets in the worst condition among the \$850 million in assets identified in the 2019 infrastructure condition survey. Additionally, all infrastructure replacement projects only include assets that have exceeded their expected life. The lower priority projects were not included in the budget request because they were

anticipated to be beyond the potential appropriation level. There are no deficiencies in these figures for buildings that have been identified for replacement or demolition in the near future or in portable or temporary buildings. The focus of the backlog reduction plan is to use capital funds to make permanent long-term improvements and to limit the use of funds on buildings scheduled for renovation or demolition.

2. The backlog reduction plan is based on the results of the SBCTC facility and infrastructure condition surveys. Buildings in poor condition are more likely to be a higher priority for renovation or replacement. Infrastructure beyond its expected useful life serving large portions of each campus and necessary for life safety are the highest priority for replacement before it fails. Continued funding of minor works projects is a major contributor to reducing the backlog and improving building conditions. As major projects are funded and completed, the repair and maintenance backlog is also reduced. Please see the history chart below. This chart shows that the reduced level of capital funding beginning in 2009 has impacted the agency’s ability to make progress towards the goal of having 100% of the agency buildings at an adequate condition or better. The initial goal that identified a 2020 completion was determined to be unattainable and had to be adjusted to 2030. The current trajectory indicates that the agency will reach roughly 74% in 2030, which still falls short of the goal. Additional funding more than recent biennial funding levels will likely be required to reach the 100% goal by 2030.



3. Each biennium, the community and technical college system submits a request for capital funding to address the most severe deficiencies identified in the facility condition survey. The facility deficiencies are established in a single, prioritized list. This list is then broken into three

groups (facility, roof and site) to help clarify the needs by category. More recently, the agency has begun submitting requests to replace infrastructure that is most likely to fail and disrupt campus operations. The infrastructure assets have also been ranked in a single, prioritized list based on expected age, condition, service area and critical need.

4. The prioritizing criteria for minor works repair projects is based on the severity score methodology as applied to each deficiency by the State Board surveyor in the biennial facility condition survey. Similarly, the criteria used to prioritize the minor work infrastructure replacement projects is based on the asset ranking score established in the 2019 infrastructure survey.
5. Each biennium, facility condition and infrastructure asset data are assessed to rank facility deficiencies and infrastructure assets in order to establish new request lists.
6. A separate prioritized list of deferred backlog deficiencies is provided in the appendix. This list does not reflect the full extent of backlog deficiencies. Many deficiencies with lower priority are not included because of the required effort to identify specific scope, score and cost. Only the highest priority deferred backlog deficiencies are included in the provided list. If the capital budget includes a higher level of funding for minor works preservation projects than the requested amount, this list will be used to determine which additional projects can be funded. This list will also be used to identify the next priority projects if colleges choose to make minor works list changes. The ranked list of infrastructure assets is not included due to its large size (over 6,000 assets), however, the list can be used in a similar manner if additional projects can be funded.
7. Many deficiencies identified during the facility condition survey and lower priority deficiencies not listed in the survey are corrected by maintenance facility staff. This ongoing effort continually reduces both deferred and emerging deficiencies that would otherwise require capital funding. The system's operating budget affects individual college's ability to properly maintain facilities. In an effort to focus on students first, colleges often reduce maintenance staff when operating budgets are reduced or buying power is eroded by inflation. A reduction in maintenance staff will eventually result in a longer list of deferred deficiencies that will put additional burden on the capital budget.



**State Board for Community and Technical Colleges**  
**Fund 060 cashflow projection for biennium 2025-27**

SBCTC BUILDING ACCOUNT (060-1)

	FY24 Actuals	FY25 Projected	2023-25 Projected	FY26 Projected	FY27 Projected	2025-27 Projected
BEGINNING BALANCE (including reserves)	\$ (100,494)	\$ 13,642,860	\$ (100,494)	\$ 25,095,051	\$ 21,031,189	\$ 25,095,051
Adjustment to match OFM beginning balance	\$ 270,494		\$ 270,494			
RECEIPTS:	16.61%	7.66%	18.69%	6.27%	4.18%	12.49%
Tuition - Building Fees	\$ 40,562,250	\$ 43,669,751	\$ 84,232,001	\$ 46,407,882	\$ 48,348,412	\$ 94,756,294
Other Revenue Income						
<b>TOTAL RECEIPTS</b>	<b>\$ 40,562,250</b>	<b>\$ 43,669,751</b>	<b>\$ 84,232,001</b>	<b>\$ 46,407,882</b>	<b>\$ 48,348,412</b>	<b>\$ 94,756,294</b>
EXPENSE RESERVE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE RESERVE	\$ 2,028,113	\$ 2,183,488	\$ 4,211,600	\$ 2,320,394	\$ 2,417,421	\$ 4,737,815
			-			-
<b>BALANCE PLUS RECEIPTS, LESS RESERVES</b>	<b>\$ 38,704,138</b>	<b>\$ 55,129,123</b>	<b>\$ 80,190,401</b>	<b>\$ 69,182,539</b>	<b>\$ 66,962,180</b>	<b>\$ 115,113,530</b>
			-			-
DISBURSEMENTS:			-			-
Debt Service	\$ 10,040,000	\$ 10,049,000	\$ 20,088,350	\$ 10,047,000	\$ 10,050,000	\$ 20,097,000
Debt Reserve						
<b>TOTAL DISBURSEMENTS</b>	<b>\$ 10,040,000</b>	<b>\$ 10,049,000</b>	<b>\$ 20,088,350</b>	<b>\$ 10,047,000</b>	<b>\$ 10,050,000</b>	<b>\$ 20,097,000</b>
EXPENDITURES:						
2023-25 Appropriation authorities (includes 2024 supplemental)			\$ 44,507,000			
2023-25 Expenditures (actual and projected)	\$ 15,021,278	\$ 19,985,722	\$ 35,007,000			
2023-25 Reappropriation authority for 2025-27			\$ (9,500,000)	\$ 9,500,000		\$ 9,500,000
2025-27 Preventive Facility Maintenance & Building Repairs				\$ 10,260,000	\$ 12,540,000	\$ 22,800,000
2025-27 Minor works				\$ 18,344,350	\$ 43,133,650	\$ 61,478,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 15,021,278</b>	<b>\$ 19,985,722</b>	<b>\$ 35,007,000</b>	<b>\$ 38,104,350</b>	<b>\$ 55,673,650</b>	<b>\$ 93,778,000</b>
<b>ENDING BALANCE</b>	<b>\$ 13,642,860</b>	<b>\$ 25,094,401</b>	<b>\$ 25,095,051</b>	<b>\$ 21,031,189</b>	<b>\$ 1,238,530</b>	<b>\$ 1,238,530</b>



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

June 28, 2024

Steve Lewandowski, RA, LEED AP  
Principal Architect  
Washington State Board for Community and Technical Colleges

In future correspondence please refer to:

Project Tracking Code: 2024-06-04593

Property: Washington State Board for Community and Technical Colleges 2025-27 Proposed  
Minor Works Projects

Re:

Dear Steve:

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

We have reviewed your attached spreadsheet to reflect projects that will require further review under 21-02 or not. We agree with the findings provided in the spreadsheet. For projects requiring further review under 21-02, we will request an EZ/Project Review form submitted to [2102@dahp.wa.gov](mailto:2102@dahp.wa.gov) with additional information.

Please note that projects noted to require 21-02 will also require formal government-to-government consultation with affected Tribes. This is separate from DAHP review. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) in conformance with 21-02. Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of 21-02. Should additional information become available, our assessment may be revised. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maddie', is written over a light grey circular stamp.

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





## DAHPPreliminary Review of Proposed Repair Projects

Location	System	Project Description	Possible Ground Disturbing	Building Alteration	Building Age	Requires DAHP Consultation	Construction date
Bates Technical College	Facility	Replace failed windows in multiple buildings.		X	Multiple	TBD	Multiple
Bates Technical College	Facility	Replace the two failing HVAC units with failed components.		X	73	Yes	1945
Bates Technical College	Facility	Replace the failed windows in multiple buildings and repair the associated water damage.		X	Multiple	TBD	Multiple
Bates Technical College	Facility	Replace the obsolete lighting controls.		X	11	No	2007
Bates Technical College	Facility	Replace the three failing HVAC units that don't serve the union shop area.		X	31	No	1987
Bates Technical College	Facility	Repair the damaged concrete and stucco wall.		X	31	No	1987
Bates Technical College	Facility	Recondition the degraded air handler.		X	31	No	1987
Bellevue College	Facility	Replace ten of the HVAC units in the worst condition located near the administration portion of the building.		X	49	Yes	1969
Bellingham Technical College	Facility	Replace the failing unit ventilators.		X	53	Yes	1965
Bellingham Technical College	Facility	Replace the failing communication lines extending between buildings that support the fire alarm system.		X	Multiple	TBD	Multiple
Bellingham Technical College	Facility	Replace the failed glazing in multiple buildings.		X	Multiple	TBD	Multiple
Bellingham Technical College	Facility	Replace the three failing boilers. Recondition the circulation pumps serving the boilers.		X	Multiple	TBD	Multiple
Bellingham Technical College	Facility	Replace the failing exterior hollow metal doors on multiple buildings.		X	Multiple	TBD	Multiple
Bellingham Technical College	Facility	Replace the failing HVAC controls.		X	25	No	1993
Bellingham Technical College	Facility	Repair the failed sections of rubber flooring.		X	6	No	2012
Bellingham Technical College	Facility	Replace the obsolete lighting controls.		X	6	No	2012
Bellingham Technical College	Facility	Replace the failing heat exchanger in one of the boilers.		X	11	No	2007
Bellingham Technical College	Facility	Replace the deteriorated floor drains.		X	5	No	2013
Big Bend Community College	Facility	Replace the failing HVAC controls.		X	Multiple	TBD	Multiple
Big Bend Community College	Facility	Replace the failing boilers.		X	62	Yes	1956
Big Bend Community College	Facility	Replace the hollow metal windows that have failed.		X	66	Yes	1952
Cascadia College	Facility	Replace the failed windows in multiple buildings. The cost to replace the failed windows in shared buildings will be split 50/50 between the college and the university.		X	Multiple	TBD	Multiple
Cascadia College	Facility	The failing lighting controls should be replaced. The cost will be shared 50/50 between the college and the university.		X	Multiple	TBD	Multiple
Cascadia College	Facility	The three shared in-line cooling towers should be reconditioned. The cost for the project will be split 50/50 between the college and the university.		X	No data	TBD	0
Cascadia College	Facility	Replace the unreliable elevator controls. The cost for the project shall be split 50/50 between the college and the university.		X	No data	TBD	0
Centralia College	Facility	Recondition two of the Mammoth HVAC units in the worst condition.		X	17	No	2001
Centralia College	Facility	Replace the failing split-system HVAC unit.		X	17	No	2001
Centralia College	Facility	Replace four failing HVAC units.		X	82	Yes	1936
Centralia College	Facility	Replace the failed and failing light fixtures in classrooms with the most failed fixtures.		X	10	No	2008
Centralia College	Facility	Replace the failed sections of flooring.		X	21	No	1997
Clark College	Facility	The failing unit ventilators should be reconditioned or replaced.		X	52	Yes	1966
Clark College	Facility	The obsolete elevator controls should be replaced to ensure the reliability of the elevator.		X	33	No	1985
Clark College	Facility	The failed flooring and water-damaged sub-floor should be replaced.		X	60	Yes	1958
Clark College	Facility	Replace the Dover elevator controls located in multiple buildings that are no longer supported or repairable.		X	Multiple	TBD	Multiple
Clark College	Facility	Replace the failed isolation valves.		X	Multiple	TBD	Multiple
Clark College	Facility	Replaced the failed windows.		X	60	Yes	1958
Clark College	Facility	Replace the obsolete switchgear.		X	38	No	1980
Clark College	Facility	Replace the obsolete switchgear.		X	47	Yes	1971
Clark College	Facility	Replace the failed fire dampers.		X	60	Yes	1958
Clark College	Facility	Recondition the supply air damper system to extend its useful life.		X	12	No	2006
Clark College	Facility	Replace the failing HVAC unit serving the gym space used for instruction.		X	60	Yes	1958
Clover Park Technical College	Facility	Replace the obsolete elevator controls in the two oldest elevators.		X	35	No	1983
Clover Park Technical College	Facility	Repair or replace four of the heat pumps that are in the worst condition.		X	35	No	1983
Clover Park Technical College	Facility	Replace four of the condensing units that are in the worst condition.		X	78	Yes	1940
Clover Park Technical College	Facility	Repair the failed CMU located at several overhead door locations		X	78	Yes	1940
Clover Park Technical College	Facility	Replace the failing overhead doors.		X	78	Yes	1940
Clover Park Technical College	Facility	Replace the two oldest, failing water heaters.		X	36	No	1982
Columbia Basin College	Facility	Replace the air control system.		X	13	No	2005
Columbia Basin College	Facility	Recondition the chiller to extend its useful life.		X	61	Yes	1957
Columbia Basin College	Facility	Replace the failing chilled water pump.		X	54	Yes	1964
Columbia Basin College	Facility	Replace the failing chillers.		X	54	Yes	1964
Columbia Basin College	Facility	Replace the failing hot water pumps serving the student services area.		X	42	No	1976
Columbia Basin College	Facility	Recondition the multi-zoned HVAC unit and replace the failing cold water coils.		X	42	No	1976
Columbia Basin College	Facility	Replace the failing small air handlers, fan coil units and exhaust fans that are in the worst condition.		X	42	No	1976
Columbia Basin College	Facility	Replace the failing HVAC unit.		X	35	No	1983
Columbia Basin College	Facility	Replace the failing heat pump.		X	38	No	1980
Columbia Basin College	Facility	Replace the HVAC unit.		X	44	No	1974
Edmonds Community College	Facility	Replace the Dover elevator controls that are no longer supported or repairable.		X	29	No	1989
Edmonds Community College	Facility	Replace the failed HVAC unit damaged by debris.		X	28	No	1990
Edmonds Community College	Facility	Replace the failing key-card door locks in multiple buildings.		X	Multiple	TBD	Multiple
Edmonds Community College	Facility	Replace the failing TUX HVAC controllers.		X	No data	TBD	0
Edmonds Community College	Facility	Recondition the failing chiller #2 to extend its useful life.		X	46	Yes	1972
Edmonds Community College	Facility	Replace the failing TUX HVAC controllers.		X	22	No	1996
Everett Community College	Facility	Repair and re-seal the five HVAC unit curbs and pans to ensure a water-tight condition.		X	30	No	1988
Everett Community College	Facility	Replace the failed electrical cabinets within the utilidor. Repair the utilidor lid to create a water-tight condition near the electrical cabinets.		X	30	No	1988
Everett Community College	Facility	Replace the failing HVAC controls.		X	Multiple	TBD	Multiple
Everett Community College	Facility	Replace the failing fan boxes.		X	14	No	2004
Everett Community College	Facility	Recondition the HVAC unit.		X	8	No	2010
Grays Harbor College	Facility	Replace the failing air handler dampers.		X	52	Yes	1966
Grays Harbor College	Facility	Replace the failing HVAC units and the supporting steel that serve the network server room.		X	52	Yes	1966
Grays Harbor College	Facility	Replace the failing compressor array to properly support the chiller.		X	3	No	2015
Green River Community College	Facility	Replace the Dover elevator controls that are no longer supported or repairable.		X	22	No	1996

Green River Community College	Facility	Replace the failing Lutron zoned lighting controls.	X	13	No	2005
Green River Community College	Facility	Repair the exhaust hoods with failed components to regain full function.	X	13	No	2005
Green River Community College	Facility	Replace the failing boiler controller that is the least reliable.	X	51	Yes	1967
Green River Community College	Facility	Replace the two failing boilers in the worst condition.	X	18	No	2000
Highline College	Facility	Replace the failing HVAC controls.	X	Multiple	TBD	Multiple
Highline College	Facility	Replace the failing hot water tank and circulation pump.	X	43	No	1975
Highline College	Facility	Replace the two failing smaller boilers.	X	54	Yes	1964
Highline College	Facility	Replace the failed boiler and circulation pumps.	X	54	Yes	1964
Highline College	Facility	Replace the failed exhaust fan.	X	14	No	2004
Highline College	Facility	Replace the obsolete Dover elevator controls to ensure that the elevator remains reliable.	X	29	No	1989
Highline College	Facility	Replace the failing pneumatic HVAC controls.	X	29	No	1989
Highline College	Facility	Replace the failing emergency fire doors.	X	29	No	1989
Highline College	Facility	Replace the failing HVAC controls.	X	54	Yes	1964
Highline College	Facility	Replace the failing upper floor Variable AirFlow Boxes system components.	X	40	No	1978
Lake Washington Institute of Technology	Facility	Replace the failing hot water storage tanks and the degraded lower level circulation piping.	X	26	No	1992
Lake Washington Institute of Technology	Facility	Replace the failed storefront window seals to ensure a water-tight building envelope.	X	14	No	2004
Lake Washington Institute of Technology	Facility	Replace the failed HVAC unit.	X	14	No	2004
Lake Washington Institute of Technology	Facility	Modify the lower two levels of exterior circulation on the east side of the building to enclose the space from the elements. Repair the prior water damage from exposure.	X	14	No	2004
Lower Columbia College	Facility	Replace the failed HVAC unit.	X	48	Yes	1970
Lower Columbia College	Facility	Replace the failing sections of pipe throughout the building.	X	48	Yes	1970
Lower Columbia College	Facility	Replace the obsolete fire panel.	X	28	No	1990
Lower Columbia College	Facility	Replace the obsolete HVAC controls and pneumatic components in multiple buildings.	X	Multiple	TBD	Multiple
North Seattle College	Facility	Replace the failing boilers.	X	49	Yes	1969
North Seattle College	Facility	Replace the failed chiller starter transformer.	X	49	Yes	1969
North Seattle College	Facility	Replace the variable air flow boxes that are in the worst condition.	X	19	No	1999
North Seattle College	Facility	Replace the failed accessibility door operators.	X	Multiple	TBD	Multiple
North Seattle College	Facility	Replace the failing dry sprinkler pipe valves.	X	Multiple	TBD	Multiple
North Seattle College	Facility	Replace the failing exterior stairwell handrails that are not ADA compliant.	X	Multiple	TBD	Multiple
Olympic College	Facility	Replace the degraded exterior entrance doors.	X	76	Yes	1942
Olympic College	Facility	Replace the failed operable partition walls.	X	76	Yes	1942
Olympic College	Facility	Replace the failed flooring and sub-flooring.	X	76	Yes	1942
Olympic College	Facility	Replace the failed air handler dampers serving the dining hall area.	X	76	Yes	1942
Olympic College	Facility	Replace the failed victaulic joints to eliminate pipe leaks.	X	41	No	1977
Olympic College	Facility	Repair and strengthen the failing masonry that supports the roof beams.	X	55	Yes	1963
Olympic College	Facility	Replace the degraded exterior doors near the nursing program.	X	49	Yes	1969
Olympic College	Facility	Replace the failed portions of the exterior cladding panel system.	X	9	No	2009
Olympic College	Facility	Repair the failing wood panel wall cladding system.	X	9	No	2009
Olympic College	Facility	Replace the failing variable frequency drives and controls serving the supply fan.	X	14	No	2004
Peninsula College	Facility	Replace the UPS backup system serving the emergency and technical system components.	X	Multiple	TBD	Multiple
Peninsula College	Facility	Replace the two failing two-ton HVAC units serving the veteran center and office space.	X	52	Yes	1966
Peninsula College	Facility	Replace the damaged flooring and strengthen the sub-floor near the delivery bay.	X	41	No	1977
Peninsula College	Facility	Replace the failed cedar siding and repair the prior water damage.	X	28	No	1990
Pierce College Fort Steilacoom	Facility	Replace the failing HVAC unit.	X	45	Yes	1973
Pierce College Fort Steilacoom	Facility	Replace the oldest chiller.	X	45	Yes	1973
Pierce College Fort Steilacoom	Facility	Replace the three failing units in the worst condition.	X	20	No	1998
Pierce College Puyallup	Facility	Recondition the unreliable cooling towers to extend their useful life.	X	23	No	1995
Pierce College Puyallup	Facility	Recondition the unreliable air handler to extend its useful life.	X	28	No	1990
Pierce College Puyallup	Facility	Replace the three failing heat pumps in the worst condition.	X	12	No	2006
Renton Technical College	Facility	Replace the 11 failing fan coils in the worst condition.	X	30	No	1988
Renton Technical College	Facility	Replace the failed sections of the dry sprinkler system pipe.	X	30	No	1988
Renton Technical College	Facility	Replace the failing sections of sprinkler pipe.	X	52	Yes	1966
Renton Technical College	Facility	Replace the obsolete Lonworks digital controls.	X	Multiple	TBD	Multiple
Renton Technical College	Facility	Replace the three failing variable air volume units.	X	52	Yes	1966
Renton Technical College	Facility	Replace the failing circulation pumps in the dental program and pool areas.	X	52	Yes	1966
Renton Technical College	Facility	Replace the unreliable multi-zoned HVAC unit.	X	40	No	1978
Renton Technical College	Facility	Replace the degraded sections of the dry sprinkler system pipe.	X	31	No	1987
Renton Technical College	Facility	Repair the failing sections of the dry sprinkler system pipe.	X	25	No	1993
Renton Technical College	Facility	Replace the failing circulation pumps.	X	52	Yes	1966
Renton Technical College	Facility	Replace the degraded sections of the dry sprinkler system pipe.	X	45	Yes	1973
Seattle Central College	Facility	Repair the failing deck surfaces that are in the worst condition.	X	45	Yes	1973
Seattle Central College	Facility	Repair the sections of degraded masonry that is in the worst condition.	X	45	Yes	1973
Seattle Central College	Facility	Recondition the failing air handler (AHU-3) in the phase 2 portion of the building.	X	45	Yes	1973
Seattle Central College	Facility	Recondition the failing flooring to meet health standards.	X	45	Yes	1973
Seattle Central College	Facility	Replace the four failing exterior doors that are in the worst condition on the west and east sides of the building.	X	45	Yes	1973
Seattle Central College	Facility	Replace the failing main entrance doors.	X	41	No	1977
Seattle Central College	Facility	Replace the failing wood windows on the street level. The building use is primarily non-instructional. Therefore, 80% of the replacement cost shall be funded outside of the capital budget.	X	24	No	1994
Seattle Central College	Facility	Replace the degraded exterior doors on the east side of the building.	X	106	Yes	1912
Seattle Central College	Facility	Replace the failed gas boiler.	X	12	No	2006
Seattle Central College	Facility	Recondition the failing boiler.	X	103	Yes	1915
Shoreline Community College	Facility	Replace the failing toilets.	X	53	Yes	1965
Shoreline Community College	Facility	Replace the failed domestic water lines on the lower level.	X	46	Yes	1972
Shoreline Community College	Facility	Replace the failing HVAC units.	X	23	No	1995
Shoreline Community College	Facility	Replace the unreliable fire dampers.	X	16	No	2002
Shoreline Community College	Facility	Replace the obsolete HVAC units.	X	9	No	2009
Shoreline Community College	Facility	Recondition 30 of the fan coil units that are in the worst condition.	X	53	Yes	1965
Skagit Valley College	Facility	Replace the five obsolete univent heaters and install functioning controls.	X	51	Yes	1967
Skagit Valley College	Facility	Replace the five obsolete variable frequency drives as well as the degraded circulation system balancing valves.	X	17	No	2001
Skagit Valley College	Facility	Replace the failed outdoor electronic reader boards.	X	Multiple	TBD	Multiple
Skagit Valley College	Facility	Replace the degraded hollow metal doors on the lower level and the storefront entrance doors. The library system should contribute 30 percent of the replacement cost of the storefront entrance doors.	X	Multiple	TBD	Multiple

Skagit Valley College	Facility	Replace the failed footing drain and foundation wall waterproof membrane on the east side of the library.	X	25	No	1993
Skagit Valley College	Facility	Replace ten of the obsolete univent heaters that are in the worst condition.	X	30	No	1988
Skagit Valley College	Facility	Replace the failing windows on the south and west sides of Roberts Hall and Nelson Hall.	X	Multiple	TBD	Multiple
Skagit Valley College	Facility	Replace the failing Andover controls that are in the worst condition in either Nelson Hall, Duval Pavilion or Hodson Hall.	X	Multiple	TBD	Multiple
Skagit Valley College	Facility	Replace the degraded HVAC units.	X	22	No	1996
Skagit Valley College	Facility	Replace the obsolete pneumatic controls serving the welding and composites lab spaces.	X	59	Yes	1959
Skagit Valley College	Facility	Recondition the degraded air handler.	X	59	Yes	1959
Skagit Valley College	Facility	Replace the main controls used for the degraded exhaust hood control system.	X	9	No	2009
Skagit Valley College	Facility	Replace the unreliable variable refrigerant units located on the northeast portion of the roof.	X	32	No	1986
Skagit Valley College	Facility	Repair the storefront system in the building lobby and replace the failed glazing units.	X	22	No	1996
Skagit Valley College	Facility	Replace the HVAC units and controls that are in the worst condition.	X	22	No	1996
South Puget Sound Community College	Facility	Replace the failing boilers.	X	13	No	2005
South Puget Sound Community College	Facility	Recondition the degraded elevator and controls to ensure that it remains reliable.	X	29	No	1989
South Seattle College	Facility	Replace the failing HVAC units serving the administrative office area.	X	40	No	1978
South Seattle College	Facility	Replace the failing HVAC units.	X	29	No	1989
South Seattle College	Facility	Replace the failing split-system heat pumps.	X	43	No	1975
South Seattle College	Facility	Replace the failed wash-down hood and failing grease exhaust hood fan and makeup air units.	X	43	No	1975
South Seattle College	Facility	Replace the failing HVAC unit.	X	23	No	1995
South Seattle College	Facility	Replace the degraded boiler, circulation pumps and controls.	X	13	No	2005
South Seattle College	Facility	Replace the obsolete HVAC units.	X	38	No	1980
Spokane Community College	Facility	Replace the failed air handling unit.	X	45	Yes	1973
Spokane Community College	Facility	Replace the obsolete elevator controls.	X	62	Yes	1956
Spokane Community College	Facility	Replace the degraded classroom unit ventilators.	X	62	Yes	1956
Spokane Community College	Facility	Replace the degraded fire doors that are in the worst condition.	X	62	Yes	1956
Spokane Community College	Facility	Replace the obsolete elevator controls.	X	46	Yes	1972
Spokane Community College	Facility	Replace the failing make-up air and cooling unit.	X	34	No	1984
Spokane Community College	Facility	Replace the deteriorated storefront system on the southwest portion of the building.	X	46	Yes	1972
Spokane Community College	Facility	Replace the obsolete transformer located in room 148.	X	42	No	1976
Spokane Community College	Facility	Replace the obsolete transformer located in room 126.	X	42	No	1976
Spokane Community College	Facility	Replace the deteriorated chiller located on the north side of the building.	X	42	No	1976
Spokane Community College	Facility	Replace the three oldest fire alarm panels found in multiple buildings on campus.	X	Multiple	TBD	Multiple
Spokane Community College	Facility	Replace the obsolete elevator controls.	X	42	No	1976
Spokane Community College	Facility	Replace ten of the failing fan coils that are in the worst condition.	X	42	No	1976
Spokane Community College	Facility	Replace the failing HVAC controls.	X	44	No	1974
Spokane Community College	Facility	Replace the obsolete elevator controls.	X	44	No	1974
Spokane Community College	Facility	Replace the fire-prone Federal Pacific electrical distribution panels.	X	64	Yes	1954
Spokane Community College	Facility	Repair the failed section of masonry.	X	64	Yes	1954
Spokane Community College	Facility	Replace the degraded exhaust fans in the welding area.	X	24	No	1994
Spokane Falls Community College	Facility	Replace the failed sections of skylight glazing.	X	42	No	1976
Spokane Falls Community College	Facility	Replace the failed windows.	X	42	No	1976
Spokane Falls Community College	Facility	Replace the two failing make-up air handlers.	X	24	No	1994
Spokane Falls Community College	Facility	Replace the unreliable multi-zoned unit that is in the worst condition.	X	43	No	1975
Spokane Falls Community College	Facility	Recondition elevator car-1 to ensure that it remains reliable.	X	75	Yes	1943
Spokane Falls Community College	Facility	Replace the elevator-1 obsolete controls.	X	28	No	1990
Spokane Falls Community College	Facility	Replace the three oldest fire alarm panels found in multiple buildings on campus.	X	Multiple	TBD	Multiple
Spokane Falls Community College	Facility	Replace the failing exhaust system serving the lab space.	X	7	No	2011
Tacoma Community College	Facility	Repair the damaged exterior perimeter columns.	X	Multiple	TBD	Multiple
Tacoma Community College	Facility	Replace the obsolete interior and exterior doors.	X	Multiple	TBD	Multiple
Tacoma Community College	Facility	Replace the fire-prone Federal Pacific electrical distribution panels.	X	54	Yes	1964
Tacoma Community College	Facility	Replace the three failing HVAC units that were damaged by a prior electrical surge.	X	51	Yes	1967
Walla Walla Community College	Facility	Recondition the failing air handler that is in the worst condition to extend its useful life.	X	44	No	1974
Walla Walla Community College	Facility	Replace the obsolete well pump to ensure that the water circulation system remains functional.	X	44	No	1974
Walla Walla Community College	Facility	Replace the obsolete elevator controls.	X	27	No	1991
Walla Walla Community College	Facility	Recondition the failing air handler.	X	15	No	2003
Walla Walla Community College	Facility	Replace the three failing HVAC units that are in the worst condition.	X	11	No	2007
Walla Walla Community College	Facility	Replace the four failing mechanical system electric motors controls.	X	44	No	1974
Wenatchee Valley College	Facility	Replace the failed laminate surfaced components located in multiple building restrooms.	X	Multiple	TBD	Multiple
Wenatchee Valley College	Facility	Replace the failing doors in Eller Fox, Van Tassel and the Brown Library.	X	Multiple	TBD	Multiple
Wenatchee Valley College	Facility	Replace the failed doors and window systems.	X	Multiple	TBD	Multiple
Wenatchee Valley College	Facility	Replace the unreliable HVAC units serving the dining, kitchen and student office areas.	X	56	Yes	1962
Wenatchee Valley College	Facility	Repair the building envelope damage caused by nesting birds.	X	56	Yes	1962
Wenatchee Valley College	Facility	Replace the failed windows.	X	56	Yes	1962
Wenatchee Valley College	Facility	Replace the degraded partition wall.	X	56	Yes	1962
Wenatchee Valley College	Facility	Recondition the degraded chiller.	X	68	Yes	1950
Wenatchee Valley College	Facility	Replace the obsolete fire alarm panel.	X	68	Yes	1950
Wenatchee Valley College	Facility	Replace the degraded and unreliable re-heat HVAC boxes.	X	30	No	1988
Wenatchee Valley College	Facility	Recondition the degraded chiller to extend its useful life.	X	11	No	2007
Wenatchee Valley College	Facility	Replace the failed HVAC wall units.	X	No data	TBD	0
Wenatchee Valley College	Facility	Replace the obsolete HVAC unit serving the office space.	X	56	Yes	1962
Wenatchee Valley College	Facility	Replace the obsolete fire alarm panel.	X	No data	TBD	0
Wenatchee Valley College	Facility	Replace the unreliable HVAC unit serving the server room.	X	33	No	1985
Wenatchee Valley College	Facility	Replace the two failing heat pumps that are in the worst condition.	X	33	No	1985
Whatcom Community College	Facility	Replace the failing lighting controls.	X	21	No	1997
Whatcom Community College	Facility	Recondition the HVAC unit by replacing the failing coils to extend its useful life.	X	17	No	2001
Whatcom Community College	Facility	Replace the failed light fixtures.	X	17	No	2001
Whatcom Community College	Facility	Replace the obsolete elevator controls.	X	17	No	2001
Whatcom Community College	Facility	Replace the failed glazing in multiple buildings.	X	Multiple	TBD	Multiple
Whatcom Community College	Facility	Repair the degraded heat pumps to extend their useful life.	X	23	No	1995
Whatcom Community College	Facility	Replace the failing lighting controls.	X	31	No	1987
Whatcom Community College	Facility	Replace the unreliable door hardware.	X	31	No	1987

Whatcom Community College	Facility	Repair the building envelope to extend the useful life of the dryvit exterior insulation finish system.		X	31	No	1987
Whatcom Community College	Facility	Replace the failing HVAC unit serving the main server room.		X	33	No	1985
Whatcom Community College	Facility	Replace the failing lighting controls.		X	13	No	2005
Whatcom Community College	Facility	Replace the unreliable hot water heaters.		X	13	No	2005
Yakima Valley College	Facility	Replace the degraded HVAC unit to extend its useful life.		X	43	No	1975
Yakima Valley College	Facility	Replace the two degraded chillers.		X	16	No	2002
Yakima Valley College	Facility	Replace the failing air handling unit.		X	52	Yes	1966
Walla Walla Community College	Facility	Replace multiple Communication Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3438, 3440, 3441 & 3476). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Communication Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.		X	44	No	1974
Walla Walla Community College	Facility	Modify the seating area to accommodate the required accessible locations		X	30	No	1988
Seattle Central College	Facility	Modify the labs to resolve accessibility compliance violations		X	12	No	2006
Seattle Central College	Facility	Modify the access ramp to resolve the accessibility compliance violations		X	12	No	2006
Bates Technical College	Infrastructure	Replace multiple 3 Phase Transformers located on the Bates T. C. South Campus (280B) (assets 2155, 2157, 2159 & 2161). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bates Technical College	Infrastructure	Replace a Gas Meter located on the Bates T. C. South Campus (280B) (asset 2173). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bates Technical College	Infrastructure	Replace a Potable Water Meter located on the Bates T. C. South Campus (280B) (asset 2178). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bates Technical College	Infrastructure	Replace a Cooling tower located on the Bates T. C. Central Mohler Campus (280F) (asset 2129). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellevue College	Infrastructure	Replace multiple Underground storage units located on the Bellevue C. Main Campus (080A) (assets 3766, 3778, 3785 & 3789). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Underground storage locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellingham Technical College	Infrastructure	Replace multiple Primary Switchgear located on the Bellingham T. C. Main Campus (250A) (assets 3180, 3185, 3187, 3190, 3197 & 3198). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellingham Technical College	Infrastructure	Replace multiple Gas Meters located on the Bellingham T. C. Main Campus (250A) (assets 3143 & 3149). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellingham Technical College	Infrastructure	Replace multiple Potable Water Meters located on the Bellingham T. C. Main Campus (250A) (assets 3139, 3150 & 3272). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellingham Technical College	Infrastructure	Replace multiple Storm Lines located on the Bellingham T. C. Main Campus (250A) (assets 3058, 3064 & 3078). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellingham Technical College	Infrastructure	Replace multiple Potable Water Lines located on the Bellingham T. C. Main Campus (250A) (assets 3264 & 3267). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bellingham Technical College	Infrastructure	Replace a Pump station located on the Bellingham T. C. Main Campus (250A) (asset 3137). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Big Bend Community College	Infrastructure	Replace a Primary switchgear located on the Big Bend Community College Main Campus (180A) (asset 1618). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Big Bend Community College	Infrastructure	Replace multiple 3 Phase Transformers located on the Big Bend Community College Main Campus (180A) (assets 1655 & 1656). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Big Bend Community College	Infrastructure	Replace a Potable Water Meter located on the Big Bend Community College Main Campus (180A) (asset 1590). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Big Bend Community College	Infrastructure	Replace multiple Sewer Lines located on the Big Bend Community College Main Campus (180A) (assets 1600, 1698, 1700 & 1701). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Big Bend Community College	Infrastructure	Replace a Electric Line located on the Big Bend Community College Main Campus (180A) (asset 1598). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Electric Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	

Big Bend Community College	Infrastructure	Replace multiple Cooling towers located on the Big Bend Community College Main Campus (180A) (assets 1692, 1693 & 1694). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Big Bend Community College	Infrastructure	Replace a Potable Water Line located on the Big Bend Community College Main Campus (180A) (asset 1633). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Cascadia College	Infrastructure	Replace a Potable Water Meter located on the Cascadia Community College (300A) (asset 5815). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Centralia College	Infrastructure	Replace multiple 3 Phase Transformers located on the Centralia College Main Campus (121A) (assets 105, 112 & 115). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clark College	Infrastructure	Replace a 3 Phase Transformer located on the Clark College Main Campus (140A) (asset 357). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clark College	Infrastructure	Replace a Potable Water Line located on the Clark College Main Campus (140A) (asset 279). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace multiple Primary Switchgear located on the Clover Park T. C. Main Campus (290A) (assets 1255, 1289, 1292, 1294 & 1336). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace multiple 3 Phase Transformers located on the Clover Park T. C. Main Campus (290A) (assets 1268, 1273 & 1279). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace a Potable Water Meter located on the Clover Park T. C. Main Campus (290A) (asset 1243). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace multiple Cooling towers located on the Clover Park T. C. Main Campus (290A) (assets 1248 & 1285). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace a Potable Water Line located on the Clover Park T. C. Main Campus (290A) (asset 1224). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace a Pump station located on the Clover Park T. C. Main Campus (290A) (asset 1194). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Clover Park Technical College	Infrastructure	Replace a Cooling tower located on the Clover Park T. C. Pierce Co. Airport Site (290G) (asset 1378). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Columbia Basin College	Infrastructure	Replace a 3 Phase Transformer located on the Columbia Basin College Main Campus (190A) (asset 3563). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Columbia Basin College	Infrastructure	Replace multiple Gas Meters located on the Columbia Basin College Main Campus (190A) (assets 3555 & 3561). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Columbia Basin College	Infrastructure	Replace multiple Cooling towers located on the Columbia Basin College Main Campus (190A) (assets 3492 & 3493). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Columbia Basin College	Infrastructure	Replace multiple Potable Water Lines located on the Columbia Basin College Main Campus (190A) (assets 3486 & 3487). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Edmonds Community College	Infrastructure	Replace a Primary switchgear located on the Edmonds C. C. Main Campus (230A) (asset 2453). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Edmonds Community College	Infrastructure	Replace multiple Gas Meters located on the Edmonds C. C. Main Campus (230A) (assets 2512, 2520 & 2525). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Edmonds Community College	Infrastructure	Replace multiple Potable Water Meters located on the Edmonds C. C. Main Campus (230A) (assets 2415 & 2419). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Edmonds Community College	Infrastructure	Replace multiple Storm Lines located on the Edmonds C. C. Main Campus (230A) (assets 2474 & 2487). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	



Edmonds Community College	Infrastructure	Replace a Sewer Line located on the Edmonds C. C. Main Campus (230A) (asset 2590). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Sewer Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Everett Community College	Infrastructure	Replace a Potable Water Meter located on the Everett C. C. Main Campus (050A) (asset 2276). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Everett Community College	Infrastructure	Replace a Electric Line located on the Everett C. C. Main Campus (050A) (asset 2274). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Electric Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Everett Community College	Infrastructure	Replace a Cooling tower located on the Everett C. C. Main Campus (050A) (asset 2295). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Everett Community College	Infrastructure	Replace a 3 Phase Transformer located on the Everett C. C. Early Learn. Ctr (050B) (asset 2350). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Grays Harbor College	Infrastructure	Replace multiple Storm Lines located on the Grays Harbor College Main Campus (020A) (assets 954, 961, 964 & 965). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Grays Harbor College	Infrastructure	Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A) (assets 967, 970, 977 & 987). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Grays Harbor College	Infrastructure	Replace multiple Storm Lines located on the Grays Harbor College Main Campus (020A) (assets 954, 961, 964 & 965). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Grays Harbor College	Infrastructure	Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A) (assets 967, 970, 977 & 987). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Highline College	Infrastructure	Replace a Gas Meter located on the Highline C. C. Main Campus (090A) (asset 531). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Highline College	Infrastructure	Replace multiple Storm Lines located on the Highline C. C. Main Campus (090A) (assets 758, 777, 786, 787, 788, 789, 790, 791, 799, 800, 802, 803, 806, 807, 808, 809, 810 & 811). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Highline College	Infrastructure	Replace multiple Sewer Lines located on the Highline C. C. Main Campus (090A) (assets 671, 672, 677, 679, 680, 682, 684, 685, 686, 687, 688, 689 & 690). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Highline College	Infrastructure	Replace a Cooling tower located on the Highline C. C. Main Campus (090A) (asset 523). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Bldg 29	X			Yes	
Highline College	Infrastructure	Replace multiple Potable Water Lines located on the Highline C. C. Main Campus (090A) (assets 663 & 665). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Highline College	Infrastructure	Replace multiple Sewer Lines located on the Highline C. C. Main Campus (090A) (assets 693, 694, 695, 696, 697 & 698). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Highline College	Infrastructure	Replace multiple Storm Lines located on the Highline C. C. Main Campus (090A) (assets 751, 752, 826, 832, 833, 834, 836, 837, 857, 858, 860, 861, 862 & 863). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Lake Washington Institute of Technology	Infrastructure	Replace a Gas Meter located on the Lake Washington I. T. Main Campus (260A) (asset 1909). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Lake Washington Institute of Technology	Infrastructure	Replace a Potable Water Meter located on the Lake Washington I. T. Main Campus (260A) (asset 1842). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Lake Washington Institute of Technology	Infrastructure	Replace multiple Storm Lines located on the Lake Washington I. T. Main Campus (260A) (assets 1925 & 1930). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Lake Washington Institute of Technology	Infrastructure	Replace a Emergency generator located on the Lake Washington I. T. Main Campus (260A) (asset 1900). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency generator location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	

Lower Columbia College	Infrastructure	Replace a 3 Phase Transformer located on the Lower Columbia College Main Campus (130A) (asset 2360). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Lower Columbia College	Infrastructure	Replace a Potable Water Meter located on the Lower Columbia College Main Campus (130A) (asset 2389). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Lower Columbia College	Infrastructure	Replace multiple Electric Lines located on the Lower Columbia College Main Campus (130A) (assets 2363 & 2364). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Electric Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Lower Columbia College	Infrastructure	Replace a Pump station located on the Lower Columbia College Main Campus (130A) (asset 2396). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Olympic College	Infrastructure	Replace multiple Primary Switchgear located on the Olympic College Main Campus (030A) (assets 5508, 5529, 5647, 5651, 5652, 5657, 5660 & 5661). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Olympic College	Infrastructure	Replace a 3 Phase Transformer located on the Olympic College Main Campus (030A) (asset 5542). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Olympic College	Infrastructure	Replace multiple Storm Lines located on the Olympic College Main Campus (030A) (assets 5627, 5628, 5641 & 5643). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Peninsula College	Infrastructure	Replace a Primary switchgear located on the Peninsula College Main Campus (010A) (asset 5125). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Pierce College Fort Steilacoom	Infrastructure	Replace multiple Storm Lines located on the Pierce College Ft. Steilacoom Campus (111A) (assets 1137, 1140, 1142, 1143, 1147, 1151, 1154, 1159, 1162, 1167, 1168 & 1169). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Pierce College Fort Steilacoom	Infrastructure	Replace a Electric Line located on the Pierce College Ft. Steilacoom Campus (111A) (asset 1187). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Electric Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Pierce College Fort Steilacoom	Infrastructure	Replace multiple Potable Water Lines located on the Pierce College Ft. Steilacoom Campus (111A) (assets 1075, 1077, 1080, 1081, 1082 & 1086). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Pierce College Fort Steilacoom	Infrastructure	Replace multiple Fire System Water Lines located on the Pierce College Ft. Steilacoom Campus (111A) (assets 1083 & 1087). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Fire System Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Pierce College Puyallup	Infrastructure	Replace a Emergency generator located on the Pierce College Puyallup Campus (112B) (asset 5787). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency generator location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Renton Technical College	Infrastructure	Replace a Primary switchgear located on the Renton T. C. Main Campus (270A) (asset 1434). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Renton Technical College	Infrastructure	Replace a Gas Meter located on the Renton T. C. Main Campus (270A) (asset 1428). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Renton Technical College	Infrastructure	Replace a Potable Water Meter located on the Renton T. C. Main Campus (270A) (asset 1425). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Renton Technical College	Infrastructure	Replace a Cooling tower located on the Renton T. C. Main Campus (270A) (asset 1438). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Seattle Central College	Infrastructure	Replace a Primary switchgear located on the Seattle Central C. C. Main Campus (062A) (asset 5705). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Seattle Central College	Infrastructure	Replace a Potable Water Meter located on the Seattle Central C. C. Main Campus (062A) (asset 5667). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Shoreline Community College	Infrastructure	Replace a Gas Meter located on the Shoreline C. C. Main Campus (070A) (asset 5306). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Shoreline Community College	Infrastructure	Replace multiple Emergency generators located on the Shoreline C. C. Main Campus (070A) (assets 5237 & 5241). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Emergency generator locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	

Skagit Valley College	Infrastructure	Replace a Potable Water Meter located on the Skagit Valley College Main Campus (040A) (asset 4860). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Skagit Valley College	Infrastructure	Replace a Storm Line located on the Skagit Valley College Main Campus (040A) (asset 4945). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Storm Line location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Skagit Valley College	Infrastructure	Replace multiple Sewer Lines located on the Skagit Valley College Main Campus (040A) (assets 4803, 4809, 4822 & 4825). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Puget Sound Community College	Infrastructure	Replace multiple Storm Lines located on the South Puget Sound C. C. Main Campus (240A) (assets 257 & 258). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Puget Sound Community College	Infrastructure	Replace a Retention pond located on the South Puget Sound C. C. Main Campus (240A) (asset 93). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Retention pond location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Seattle College	Infrastructure	Replace multiple Primary Switchgear located on the South Seattle C. C. Main Campus (064A) (assets 2764, 2771, 2774, 2775, 2776, 2778, 2780 & 2781). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Seattle College	Infrastructure	Replace multiple Gas Meters located on the South Seattle C. C. Main Campus (064A) (assets 2625, 2626 & 2630). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Seattle College	Infrastructure	Replace a Underground storage located on the South Seattle C. C. Main Campus (064A) (asset 2684). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Underground storage location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Seattle College	Infrastructure	Replace multiple Potable Water Lines located on the South Seattle C. C. Main Campus (064A) (assets 2599, 2600, 2601 & 2614). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
South Seattle College	Infrastructure	Replace a Swale located on the South Seattle C. C. Main Campus (064A) (asset 2735). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Swale location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Community College	Infrastructure	Replace multiple Primary Switchgear located on the Spokane C. C. Main Campus (171A) (assets 3990, 3998, 4003, 4006, 4010, 4013, 4028 & 4049). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Community College	Infrastructure	Replace a 3 Phase Transformer located on the Spokane C. C. Main Campus (171A) (asset 4041). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Community College	Infrastructure	Replace multiple Sewer Lines located on the Spokane C. C. Main Campus (171A) (assets 3864, 3866, 3868, 3870, 3872, 3892 & 3894). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Community College	Infrastructure	Replace multiple Sewer Lines located on the Spokane C. C. Main Campus (171A) (assets 3898, 3900, 3909, 3910, 3914, 3919 & 3920). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Falls Community College	Infrastructure	Replace multiple Primary Switchgear located on the Spokane Falls C. C. Main Campus (172A) (assets 4209 & 4253). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Falls Community College	Infrastructure	Replace multiple 3 Phase Transformers located on the Spokane Falls C. C. Main Campus (172A) (assets 4173, 4188, 4194 & 4208). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Spokane Falls Community College	Infrastructure	Replace multiple Sewer Lines located on the Spokane Falls C. C. Main Campus (172A) (assets 4289, 4324 & 4326). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Tacoma Community College	Infrastructure	Replace multiple Primary Switchgear located on the Tacoma C. C. Main Campus (220A) (assets 5421, 5423, 5427, 5429, 5434, 5438, 5444, 5446 & 5455). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Tacoma Community College	Infrastructure	Replace multiple 3 Phase Transformers located on the Tacoma C. C. Main Campus (220A) (assets 5392 & 5397). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Tacoma Community College	Infrastructure	Replace multiple Storm Lines located on the Tacoma C. C. Main Campus (220A) (assets 5567, 5579, 5581, 5583, 5584, 5585, 5586, 5587, 5588 & 5589). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	



Tacoma Community College	Infrastructure	Replace multiple Sewer Lines located on the Tacoma C. C. Main Campus (220A) (assets 5489, 5491, 5492, 5494, 5495, 5496 & 5497). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Tacoma Community College	Infrastructure	Replace multiple Sewer Lines located on the Tacoma C. C. Main Campus (220A) (assets 5498, 5499, 5500, 5501 & 5503). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Tacoma Community College	Infrastructure	Replace multiple Storm Lines located on the Tacoma C. C. Main Campus (220A) (assets 5590, 5591, 5592, 5593, 5594, 5595 & 5596). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Tacoma Community College	Infrastructure	Replace multiple Storm Line 3s located on the Tacoma C. C. Main Campus (220A) (assets 5597, 5598 & 5599). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line 3 locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Walla Walla Community College	Infrastructure	Replace a Primary switchgear located on the Walla Walla C. C. Main Campus (200A) (asset 1941). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Walla Walla Community College	Infrastructure	Replace a 3 Phase Transformer located on the Walla Walla C. C. Main Campus (200A) (asset 1964). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Walla Walla Community College	Infrastructure	Replace multiple Gas Meters located on the Walla Walla C. C. Main Campus (200A) (assets 2061, 2113, 2116 & 2117). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Walla Walla Community College	Infrastructure	Replace multiple Potable Water Meters located on the Walla Walla C. C. Main Campus (200A) (assets 1982, 1988, 1994 & 1997). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Wenatchee Valley College	Infrastructure	Replace multiple Primary Switchgear located on the Wenatchee Valley College Main Campus (150A) (assets 3660 & 3661). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Wenatchee Valley College	Infrastructure	Replace a Gas Meter located on the Wenatchee Valley College Main Campus (150A) (asset 3571). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Wenatchee Valley College	Infrastructure	Replace a Potable Water Meter located on the Wenatchee Valley College Main Campus (150A) (asset 3602). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Wenatchee Valley College	Infrastructure	Replace multiple Storm Lines located on the Wenatchee Valley College Main Campus (150A) (assets 3659 & 3633). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Wenatchee Valley College	Infrastructure	Replace a Cooling tower located on the Wenatchee Valley College Main Campus (150A) (asset 3689). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Whatcom Community College	Infrastructure	Replace multiple Gas Meters located on the Whatcom C. C. Main Campus (210A) (assets 2967 & 3020). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Whatcom Community College	Infrastructure	Replace multiple Potable Water Meters located on the Whatcom C. C. Main Campus (210A) (assets 2962 & 3022). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Yakima Valley College	Infrastructure	Replace multiple Primary Switchgear located on the Yakima Valley C. C. Main Campus (160A) (assets 3312, 3424 & 3426). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Yakima Valley College	Infrastructure	Replace multiple Gas Meters located on the Yakima Valley C. C. Main Campus (160A) (assets 3315, 3320, 3322, 3324, 3326 & 3410). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Yakima Valley College	Infrastructure	Replace multiple Potable Water Meters located on the Yakima Valley C. C. Main Campus (160A) (assets 3345 & 3347). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	
Yakima Valley College	Infrastructure	Replace multiple Storm Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3368 & 3379). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				Yes	

Yakima Valley College	Infrastructure	Replace multiple Sewer Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3327, 3341 & 3396). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Yakima Valley College	Infrastructure	Replace multiple Potable Water Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3352 & 3353). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Yakima Valley College	Infrastructure	Replace multiple Communication Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3438, 3440, 3441 & 3476). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Communication Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			Yes	
Bates Technical College	Roof	Repair the failed portions of roofing on the east side of the building.		X	31	No	1987
Bellevue College	Roof	Repair the failed portions of the roofing.		X	17	No	2001
Big Bend Community College	Roof	Replace the failed roofing.		X	57	Yes	1961
Centralia College	Roof	Replace the failing built-up portion of the roofing and repair the prior water damage.		X	36	No	1982
Clover Park Technical College	Roof	Recondition the roofing to extend its useful life.		X	36	No	1982
Columbia Basin College	Roof	Replace the failed roofing on buildings RA, RB and RC.		X	Multiple	TBD	Multiple
Grays Harbor College	Roof	Recondition the failing lower roofs to extend their useful life. Replace the failing upper roofing.		X	52	Yes	1966
Grays Harbor College	Roof	Replace the failing roofing.		X	11	No	2007
Grays Harbor College	Roof	Repair the roofing to ensure a water-tight condition.		X	3	No	2015
Lake Washington Institute of Technology	Roof	Repair and recondition the failing portion of the roofing on the east wing of the building.		X	35	No	1983
Lower Columbia College	Roof	Replace the failing lower section of roofing.		X	48	Yes	1970
Olympic College	Roof	Repair the failed portions of the roofing.		X	12	No	2006
Peninsula College	Roof	Replace the failed sections of roofing near the HVAC units on the north side of the building.		X	52	Yes	1966
Peninsula College	Roof	Replace the failing Kalwall skylight panels.		X	52	Yes	1966
Peninsula College	Roof	Replace the degraded parapet wall siding.		X	52	Yes	1966
Peninsula College	Roof	Replace the flat section of failed roofing near the mechanical units. Also repair the degraded composition roofing to extend its useful life.		X	53	Yes	1965
Renton Technical College	Roof	Recondition the failing roofing to extend its useful life.		X	43	No	1975
Shoreline Community College	Roof	Recondition the degraded roofing on the northwest and west portions of the building to extend its useful life.		X	9	No	2009
Skagit Valley College	Roof	Recondition the degraded roofing to extend its useful life. Provide proper seals and flashing to ensure a water-tight envelope.		X	25	No	1993
Skagit Valley College	Roof	Recondition the south portion of the roofing to extend its useful life.		X	47	Yes	1971
South Puget Sound Community College	Roof	Recondition the degraded roofing to extend its useful life.		X	42	No	1976
South Puget Sound Community College	Roof	Replace the failing roof ridge cap and improve the roof flashing to ensure a water-tight envelope.		X	29	No	1989
South Puget Sound Community College	Roof	Repair the roofing to ensure a water-tight condition.		X	17	No	2001
South Seattle College	Roof	Replace the deteriorated mansard roofing.		X	43	No	1975
South Seattle College	Roof	Recondition the deteriorated roofing to extend its useful life.		X	13	No	2005
Spokane Community College	Roof	Repair and recondition the degraded roofing.		X	62	Yes	1956
Spokane Community College	Roof	Repair and recondition the failing sections of roofing and replace the damaged insulation.		X	42	No	1976
Spokane Community College	Roof	Repair and recondition the failing sections of roofing and replace the damaged insulation.		X	44	No	1974
Spokane Falls Community College	Roof	Recondition the failing roofing, insulation and cap flashing.		X	53	Yes	1965
Spokane Falls Community College	Roof	Recondition the deteriorated roofing to extend its useful life.		X	47	Yes	1971
Tacoma Community College	Roof	Recondition the upper portion of the roofing to extend its useful life.		X	51	Yes	1967
Tacoma Community College	Roof	Recondition the degraded roofing to extend its useful life.		X	43	No	1975
Tacoma Community College	Roof	Recondition the degraded roofing to extend its useful life.		X	53	Yes	1965
Tacoma Community College	Roof	Recondition the degraded roofing to extend its useful life.		X	51	Yes	1967
Tacoma Community College	Roof	Replace or encapsulate the failing asbestos mansard roofing.		X	53	Yes	1965
Walla Walla Community College	Roof	Replace the roofing fasteners to extend the life of the roofing.		X	60	Yes	1958
Whatcom Community College	Roof	Recondition the degraded roofing to extend its useful life.		X	13	No	2005
Yakima Valley College	Roof	Recondition the roofing to extend its useful life.		X	61	Yes	1957
Bates Technical College	Site	Replace the unreliable sections of the irrigation system near the west and south perimeter of building B.	X			Yes	
Bates Technical College	Site	Replace the failed portions of the irrigation system on the north and east side of the KBTC building.	X			Yes	
Bellevue College	Site	Replace the failing irrigation loop, secondary lines, controls and valves.	X			Yes	
Bellevue College	Site	Replace the failed sections of the asphalt pedestrian path that have been damaged by tree roots.	X			Yes	
Bellingham Technical College	Site	Repair the failed sections of the fire lane.	X			Yes	
Big Bend Community College	Site	Replace the failed sections of concrete sidewalk.	X			Yes	
Centralia College	Site	The damaged sections of sidewalk and curbing should be replaced. The trees that are causing the damage should be removed to avoid future damage.	X			Yes	
Edmonds Community College	Site	Repair and stabilize the steep soils on the south side of the Cedar building near the fire lane.	X			Yes	
Everett Community College	Site	Repair or replace the failed section of the wastewater/sewage line with root infiltration.	X			Yes	
Highline College	Site	Replace the failed sections of irrigation lines and components.	X			Yes	
North Seattle College	Site	Replace the failing guardrails on the perimeter of the roof courtyard.	X			Yes	
Peninsula College	Site	Replace the failed sections of concrete and asphalt pedestrian paths.	X			Yes	
Pierce College Fort Steilacoom	Site	Recondition the failing retention pond on the Ft. Steilacoom Campus. The pond location and details can be found in the 2019 Infrastructure survey.	X			Yes	
Seattle Central College	Site	Recondition the damaged sections of brick pavers and secure in-place.	X			Yes	
Shoreline Community College	Site	Repair or replace the failed sections of the masonry paver surfaced and concrete sidewalks.	X			Yes	
Skagit Valley College	Site	Replace the corroded section of sewer line that connects the Old Main building to the city infrastructure.	X			Yes	
Skagit Valley College	Site	Replace the prematurely failing transformers serving the Duval Pavilion and Roberts Hall.	X			Yes	

Skagit Valley College	Site	Replace the damaged emergency access road surface between Roberts Hall and the Pavilion building. Remove trees that are causing the damage to the road.	X			Yes
Skagit Valley College	Site	Repair the failing masonry paver sidewalk between the Ford Hall buildings.	X			Yes
South Puget Sound Community College	Site	Replace the failed sections of pervious concrete pedestrian paths.	X			Yes
Spokane Community College	Site	Replace the deteriorated concrete steps.	X			Yes
Spokane Community College	Site	Replace the section of heaved concrete near the entrance doors. Install appropriate drainage to reduce further damage from freeze-thaw cycles.	X			Yes
Tacoma Community College	Site	Replace the failed sections of asphalt and concrete pedestrian paths and remove adjacent trees to avoid future damage.	X			Yes
Tacoma Community College	Site	Repair and improve the soil embankment to stabilize the system and stop the erosion damage.	X			Yes
Tacoma Community College	Site	Repair the two catch basins that have sunk on the east side of the campus to restore their initial elevations and function.	X			Yes
Walla Walla Community College	Site	Repair the failed and degraded concrete that is located near the bus turn-around area.	X			Yes
Wenatchee Valley College	Site	Replace the two degraded sets of exterior stairs.	X			Yes
Wenatchee Valley College	Site	Replace the failed sections of sidewalk on the campus perimeter, along 9th street.	X			Yes
Wenatchee Valley College	Site	Replace the failed sections of irrigation lines and components from the MET building to the Wells building.	X			Yes
Wenatchee Valley College	Site	Replace the failed section of 6" domestic water line connecting the Gym to the city infrastructure.	X			Yes
Whatcom Community College	Site	Replace the failed sections of pedestrian access paths and remove trees causing damage to the path.	X			Yes
Whatcom Community College	Site	Repair or re-line the deteriorated sections of cast iron sewer line that regularly become blocked with debris.	X			Yes
Whatcom Community College	Site	Replace eight failed pedestrian light bollards.	X			Yes
Whatcom Community College	Site	Repair the retaining wall to regain the full function of the wall.	X			Yes
Yakima Valley College	Site	Recondition the elevator by replacing degraded components such as the support steel guides, control surfaces, pit hydrolic components to extend its useful life.	X			Yes
Seattle Central College	Site	Modify the north parking lot to resolve the accessibility compliance violations.	X			Yes

## DAHPPreliminary Review of Proposed Program Projects

Location	Project Description	Possible Ground Disturbing	Building Alteration	Building Age	Requires DAHP Consultation
Bates Technical College	Welding Shop Expansion	x		31	Yes
Bellevue College	Tower Restrooms and Offices		X	Multiple	TBD
Bellingham Technical College	Instructional & Student Support Space Renovations		X	Multiple	TBD
Big Bend Community College	Remodel of ATEC		X	63	Yes
Cascadia College	Program/Classroom renovation		X	Multiple	TBD
Centralia College	Walkway - ADA Improvements	x		Multiple	Yes
Centralia College	Multiple Building HVAC Upgrades		X	Multiple	TBD
Centralia College	Library Space Renovations		X	28	No
Centralia College	Multiple Building Lighting Upgrades		X	Multiple	TBD
Centralia College	TSB Renovation		X	50	Yes
Clark College	Minor Program Improvements	x		Multiple	Yes
Clover Park Technical College	Air Compressor and Drier Replacement		X	78	Yes
Clover Park Technical College	Barbershop		X	25	No
Columbia Basin College	Minor Renovation for Career Services Relocation		X	7	No
Columbia Basin College	T-Building Science Wing Renovation		X	13	No
Edmonds Community College	Edmonds College	x		Multiple	Yes
Edmonds Community College	Monroe Hall Center for Entrepreneurship and Innovation		X	20	No
Edmonds Community College	Olympic Hall Renovation		X	42	No
Edmonds Community College	Cedar Warehouse Renovation		X	56	Yes
Everett Community College	Career & Experiential Learning Center		X	Multiple	TBD
Everett Community College	Veteran's Center Relocation Remodel		X	46	Yes
Greys Harbor College	Bldg 800 classroom renovation		X	47	Yes
Green River Community College	Student Activity Space and Building Lighting Improvements		X	Multiple	TBD
Highline College	Bldg. 23, 2nd floor improvement to classrooms		X	43	No
Lake Washington Institute of Technology	Space Renovation and Development		X	Multiple	TBD
Lower Columbia College	Applied Arts Renovation		X	58	Yes
North Seattle College	Security Renovations for Multiple Building		X	Multiple	TBD
Olympic College	Early Childhood Learning Center Backup Generator		X	7	No
Olympic College	Bremerton Campus Wayfinding	x		Multiple	Yes
Olympic College	Building 11 – Military and Veterans Programs Upgrades		X	55	Yes
Olympic College	Fiber Backbone Data Upgrades	x		Multiple	Yes
Olympic College	Theater Audio/Video Upgrades		X	1	No
Olympic College	Zoom Rooms		X	Multiple	TBD
Peninsula College	T building structural	x		41	Yes
Peninsula College	C building HVAC addition		X	6	No
Peninsula College	Back road addition	x		Multiple	Yes
Pierce College Fort Steilacoom	Cascade Level 5 Classrooms Remodel		X	45	Yes
Pierce College Fort Steilacoom	Cascade Level 4 Restroom Remodel		X	45	Yes
Pierce College Fort Steilacoom	Child Development Center Emergency Generator		X	13	No
Pierce College Puyallup	Brouillet Library/Science Building Classrooms Remodel		X	Multiple	TBD
Pierce College Puyallup	Child Development Center Emergency Generator		X	12	No
Renton Technical College	Advising and Funding Center		X	30	No
Seattle Central College	Academic Welcome Center		X	45	Yes
Seattle Central College	North Campus Site Activation	x		Multiple	Yes
Shoreline Community College	Building Renovations and Development		X	Multiple	TBD
Skagit Valley College	Fire Station Building – Phase III – the second fire truck parking bay	x		45	Yes
Skagit Valley College	Space Renovations and Remodels		X	Multiple	TBD
South Puget Sound Community College	Building 34 Program Improvements – Phase 2		X	17	No
South Seattle College	Renovate the ARB Building for Arts Building		X	48	Yes
Spokane Community College	Automotive Classroom & Shop Remodel		X	42	No
Spokane Community College	Automotive Computer Lab Remodel		X	42	No
Spokane Falls Community College	Restroom Remodel, All-Gender Restrooms		X	Multiple	TBD
Tacoma Community College	Tacoma and Gig Harbor ADA Improvements	x		Multiple	Yes
Tacoma Community College	Physical Education, Health and Wellness Program Improvements		X	Multiple	TBD
Walla Walla Community College	Campus Security Improvements		X	Multiple	TBD
Wenatchee Valley College	Technology, Mechanical Infrastructure and Classroom Improvement -Multiple Buildings		X	Multiple	TBD
Whatcom Community College	Classroom Upgrades		X	Multiple	TBD
Whatcom Community College	New Wayfinding Signage	x		Multiple	Yes
Yakima Valley College	Pedestrian Overpass Elevator and Bridge Repairs	x		Multiple	Yes



September 10, 2018

Mr. Steve Lewandowski, RA, LEED AP  
Chief Architect  
WA State Board for Community and Technical Colleges  
slewandowski@sbctc.edu

In future correspondence please refer to:  
Project Tracking Code: 2018-08-06339  
Re: SBCTC 2019-21 Biennium Capital Budget Request

Dear Mr. Lewandowski:

Thank you for contacting our office. I have reviewed the materials you provided for this project. The Department of Archaeology and Historic Preservation (DAHP) wishes to make the following comments to the proposed budget requests for the following projects:

- **Olympic College Shop Building Renovation**

We have determined that the shop building is eligible for listing on the National Register of Historic Places. The proposed renovation will require review by DAHP and, depending on the scope of work, may or may not result in adverse impacts that will have us recommend mitigation.

- **Bellevue College Center for Transdisciplinary Learning and Innovation**

As new construction, it will not require review by the Built Environment Unit of DAHP.

- **Olympic College Innovation & Technology Learning Center**

As new construction, it will not require review by the Built Environment Unit of DAHP.

- **Shoreline Community College STE(A)M Education Center**

We have determined that Buildings 2200 and 2300 are eligible for listing on the National Register of Historic Places. Their demolition will require review by DAHP and will result in adverse impacts that will have us recommend mitigation. A letter summarizing an on-site visit to the campus in September 2017 discusses this in greater detail (attached).

Projects which become obligated with state legislative Capital Programs Funds which have ground-altering activities included in their scopes of work should be sent to the State Archaeologist for review using our EZ-1 form. Projects that may affect structures over 50 years of age should be recorded on a DAHP Historic Property Inventory form with a determination of eligibility recommendation should be made and consulted with our office prior to the commencement of work.

I would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of Governor's Executive Order 05-05 (GEO 05-05). These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer pursuant to GEO 05-05. Please contact me should you have any specific questions about our request and we look forward to receiving this requested material.

Sincerely,





Holly Borth  
Project Compliance Reviewer  
(360) 586-3533  
holly.borth@dahp.wa.gov





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

January 28, 2019

Mr. Steve Lewandowski  
Chief Architect  
WA State Board for Community and Technical Colleges

In future correspondence please refer to:  
Project Tracking Code: 2019-01-00566  
Property: Olympic College Shops Building Renovation project  
Re: Review Comments

Dear Mr. Lewandowski:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of a request for comments from Rice Fergus Miller Architects. The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 05-05 (GEO 05-05). Our review is based upon documentation contained in your communication.

Pre-design and design phases of projects are exempt from review under GEO 05-05. However, should the construction of the project become obligated with State Capitol funding, any ground disturbing activities, such as proposed for this project to renovate the Shop Building, will require the preparation of an EZ-1 form to be submitted to the State Archaeologist, Dr. Rob Whitlam, for review. In addition, as the building is more than 45 years in age, should the project become obligated with State Capitol funding, it will also require the submittal of an EZ-2 form for the building to be reviewed by DAHP Historic Compliance Reviewer, Holly Borth.

Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of GEO 05-05. Should additional information become available, our assessment may be revised.

Finally, please note that in order to streamline our responses, DAHP requires that Resource documentation (HPI, Archaeology sites, TCP) and reports be submitted electronically. Correspondence must be emailed in PDF format to the appropriate compliance email address. For more information about how to submit documents to DAHP please visit: <https://dahp.wa.gov/project-review>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed Guidelines for Cultural Resources Reporting. You can view or download a copy from our website.

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

Sincerely,

State of Washington • Department of Archaeology & Historic Preservation  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
[www.dahp.wa.gov](http://www.dahp.wa.gov)



Holly Borth  
Project Compliance Reviewer  
(360) 586-3533  
holly.borth@dahp.wa.gov

cc: Jack Mukavetz (Rice Fergus Miller Architects)

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State of Washington • **Department of Archaeology & Historic Preservation**  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
[www.dahp.wa.gov](http://www.dahp.wa.gov)





APPENDIX F DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION (DAHP) AND TRIBAL CONSULTATION

DAHP USE ONLY	
Date Received:	3/23/2022
DAHP Log #:	2022-04-02018
Reviewer(s):	H Borth
<input type="checkbox"/> ARCHY	<input checked="" type="checkbox"/> BEU



**EZ-1 FORM**

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

**GEO 21-02**

New Consultation?  YES  NO  ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

**Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.**

**NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.**

**NOTE: The form will automatically adjust to fit all your information.**

**SECTION 1: PROJECT INFORMATION**

Project Title: <b>Olympic College Weld Shop Renovations</b>	<i>Provide 1-2 sentence summary of the project.</i> The scope of work includes renovation to the existing Olympic College Shop Building, located at 1600 Chester Ave, Bremerton, WA 98337. The scope of work consists of demolition of interior finishes and systems, new construction of interior partitions, and fit out for multiple program areas including the shop floor, classrooms, offices, restrooms, and storage areas.
Property Name: <i>if applicable</i>	
Project Address: <b>1360 Lincoln Avenue</b>	
City / State / Zip: <b>Bremerton, WA 98337</b>	County: <b>Kitsap</b> <input type="checkbox"/> Township / Range / Section: <i>leave blank if unsure</i>

**SECTION 2: PROJECT DESCRIPTION**

Project includes (check all that apply):  NEW CONSTRUCTION  DEMOLITION  GROUND DISTURBANCE  REHABILITATION / RENOVATION  ACQUISITION

Are any buildings 45 years or older going to be impacted in any of the above ways by this project?  YES  NO  NOT SURE  Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.

Are there any Federal funds, lands, permits, or licenses involved in/required by this project?  YES  NO  NOT SURE If Yes, what Federal Agency?

Have you already received a grant?  YES  NO, WE ARE APPLYING NOW  NO, WE HAVE NOT APPLIED YET  NOT SURE

**SECTION 3: STATE AGENCY INFORMATION**

*Leave blank if unknown*

State Agency: <b>SBCTC</b>	Grant / Loan Program Name: <b>Capital Projects</b>	Direct Appropriation? <input checked="" type="checkbox"/>
Contact Person: <b>Cheryl Bivens</b>	Phone: <b>(360) 704-4386</b>	e-mail: <b>cbivens@sbctc.edu</b>
Funding biennium? <b>2021-2023</b>	Requested grant / loan amount: <b>9,441,097</b>	Total project amount: <b>8,373,563</b>

**SECTION 4: CONTACT INFORMATION**

*If different from State Agency contact person.*

Submitter Name: <b>Jennifer Gemmill</b>	Submitter Organization: <b>Olympic College</b>
Submitter Address: <b>1600 Chester Avenue</b>	City / State / Zip: <b>Bremerton, WA 98337</b>
Submitter Phone: <b>(360)475-7819</b>	Submitter e-mail: <b>jgemmill@Olympic.edu</b>

**DAHP DETERMINATION (DAHP USE ONLY)**

<input type="checkbox"/> <b>EXEMPT</b> from GEO 21-02 review.	<input type="checkbox"/> The project will have an <b>ADVERSE IMPACT</b> on historic properties.	 DAHP REVIEWER <b>4/1/2022</b> DATE
<input type="checkbox"/> There are <b>NO HISTORIC PROPERTIES IMPACTED</b> by the proposed project.	<input type="checkbox"/> DAHP requires <b>ADDITIONAL INFORMATION</b> in order to complete review (see attached).	
<input checked="" type="checkbox"/> The project will have <b>NO ADVERSE IMPACT</b> on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> INADVERTENT DISCOVERY PLAN REQUIRED	
<input type="checkbox"/> MONITORING REQUIRED		

revised April 2021

**GEO 21-02 EZ-1 FORM**

2



**Instructions:** Please describe the type of work to be completed. Be as detailed as possible to avoid a request for additional information. Be sure to describe all ground disturbing activities in the appropriate box below and provide photos of areas of work.

**SECTION 5: ATTACHMENTS**

Please email completed form and all attachments to:  
**2102@dahp.wa.gov**



MAP - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.



SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.



DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 for an optional template.



PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

**SECTION 6: ADD'L PROJECT INFORMATION**

Provide a detailed description of the proposed project:

This project includes a renovation of the existing Shop building on the Bremerton campus. The programs impacted will be Welding, CNC Precision Machining, and technical design. The building will undergo infrastructure improvements to make it compliant with current codes. The interior will be renovated to support program needs and the HVAC system, plumbing and electrical will be updated.

Describe the existing project site conditions (include building age, if applicable):

Built in 1967, the existing OC Shops Building at Olympic College does not allow for the collocation of high demand technical programs including Welding, Precision Machining and Technical Design. The building systems are outdated, and the spaces poorly arranged to meet growing student program needs or to accommodate modern technology. The limited amount of space and poor configuration does not facilitate collaboration or provide peer-to-peer learning opportunities for students. In 2018, a Pre-design Study was commissioned that envisioned a partial renovation and 3,500-sf addition to the existing Shops Building to bring the off-site CNC/Precision Machining program to the main campus, resolve safety and instructional deficiencies in the existing Weld Shop, resolve safety issues in the existing Composites Shop, provide accessibility to the existing second floor, and allow four related Workforce Development programs to operate in a combined, synergic manner for students and faculty.

If there are ground disturbing activities proposed, describe them including the approximate depth of ground disturbance:

Working closely with the faculty and administration, a revised scope and project plan was developed that fully renovates the existing building and provides an increase in usable area by recovering the outside stair tower areas as public entry space and expanding and opening the building toward the north courtyard and pedestrian areas with a very small addition. The area reduction was also possible with the closing of the Composites Program in 2020. The approved design emphasizes a new public entry at the primary access on the northeast side. Roadway and sidewalk access will remain but landscaping improvements as well as an improved connection to the entry plaza and primary pedestrian pathway tie the new entry to campus. It will connect to the service roadway, the parking area and the pedestrian walkway to the primary circulation leading to the heart of campus. The building's existing heavy mass will be broken by new glazing and the open, human scale entry and visual connection to the shared program workspace offering a natural connection and intuitive wayfinding from the plaza and pedestrian corridor.

revised February 2022

**GEO 21-02 EZ-1 FORM**

3



**Instructions:** Please attach a MAP clearly showing the project area. Please click here for tutorial on creating a map If you don't have one clearly showing the project area.

**SECTION 7: MAP / Area of Potential Effect**

A large, empty rectangular box with a thin black border, intended for the user to upload a map showing the project area and its potential effects.

**CLICK IN THE BOX ABOVE TO ADD A MAP  
MAP MUST BE IN JPG FORMAT**

A large, empty rectangular box with a thin black border, intended for the user to provide additional information or comments related to the map and project area.

revised February 2022

**From:** DAHP 2102 (DAHP) <2102@dahp.wa.gov>  
**Sent:** Tuesday, April 26, 2022 11:15 AM  
**To:** Gemmill, Jennifer <jgemmill@olympic.edu>  
**Subject:** [EXTERNAL] - RE: EZ-1 Form Olympic College Innovation and Technology Learning Center

-----  
K Y T O P : k W G r m a G C a m f f r o m k a n o n - O k y t r m o r k x t r n a k o u r G . B f w a r r t o f p w G o g l a n k o C a ;  
f n g O r f r O g ! k

Hi Jennifer,

Please see the attached and let me know if you have any questions.

Best,  
Holly

**Holly Borth, M.S.** | Built Environment Compliance Reviewer  
360.890.0174 (c) | [holly.borth@dahp.wa.gov](mailto:holly.borth@dahp.wa.gov)  
*[she/her/hers]*

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

**P please consider the environment before printing this email**

*My weekly hours are 8am – 4:30pm, Mon-Fri*

---

**From:** Gemmill, Jennifer <[jgemmill@olympic.edu](mailto:jgemmill@olympic.edu)>  
**Sent:** Monday, April 18, 2022 12:44 PM  
**To:** DAHP 2102 (DAHP) <[2102@dahp.wa.gov](mailto:2102@dahp.wa.gov)>  
**Cc:** Gemmill, Jennifer <[jgemmill@olympic.edu](mailto:jgemmill@olympic.edu)>  
**Subject:** EZ-1 Form Olympic College Innovation and Technology Learning Center

External Email

Good afternoon,

Please accept the forms and additional documents as the first step for review for a new construction project. Please let me know if you need additional information.

Many thanks,



**Jennifer Gemmill, PMP** | Capital Projects Manager  
Facilities Services  
1600 Chester Ave | Bremerton, WA 98337  
M 360-328-4677 | O 360-475-7819  
[jgemmill@olympic.edu](mailto:jgemmill@olympic.edu)



Office of the President, Marty Cavalluzzi, Ph.D.

Aug. 9, 2022

The Honorable Jeromy Sullivan, Chairman  
Port Gamble S'Klallam Tribe  
31912 Little Boston Rd  
Kingston, WA 98346

Subject: Olympic College Bremerton Campus Weld Shop Renovations

Dear Chairman Sullivan,

Out of respect for our local tribal communities, and in accordance with Governor Inslee's Executive Order 21-02, and I am writing to inform you of Olympic College's intent to renovate the existing weld shop building located 1360 Lincoln Ave., Bremerton, WA 98337. The College has received capital funding to begin the building renovation in the Weld Shop in August of 2022.

The following pages include the campus map showing the location of Weld Shop Building 14. Please note our plan is to fully renovate the interior of the building; there is no additional ground disturbance anticipated or planned for this project. All activity will be within the existing building envelope.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Olympic College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360-475-7100, or by e-mail at [mcavalluzzi@olympic.edu](mailto:mcavalluzzi@olympic.edu).

Respectfully,

A handwritten signature in blue ink, appearing to read "Marty Cavalluzzi".

Marty Cavalluzzi  
President, Olympic College

  
**OLYMPIC COLLEGE**

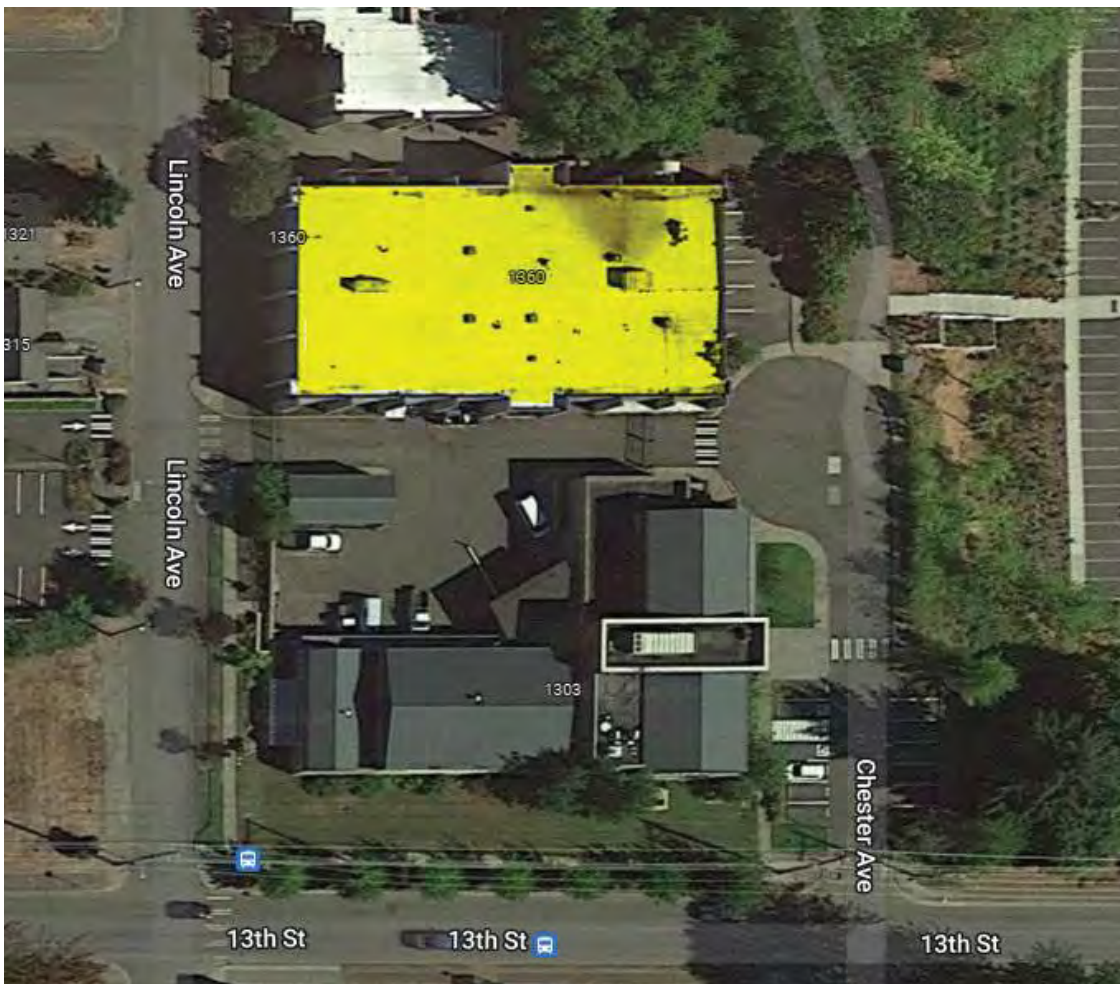
Office of the President, Marty Cavalluzzi, Ph.D.





  
**OLYMPIC COLLEGE**

Office of the President, Marty Cavalluzzi, Ph.D.



1600 Chester Ave. | Bremerton, WA 98337-1699  
Olympic.edu | Email: [mcavalluzzi@olympic.edu](mailto:mcavalluzzi@olympic.edu) | Phone: 360-475-7100

Page 3

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Office of the President, Marty Cavalluzzi, Ph.D.

Aug. 9, 2022

The Honorable Robert de los Angeles, Chairperson  
Snoqualmie Indian Tribe  
PO Box 969  
Snoqualmie, WA 98065

Subject: Olympic College Bremerton Campus Weld Shop Renovations

Dear Chairperson de los Angeles,

Out of respect for our local tribal communities, and in accordance with Governor Inslee's Executive Order 21-02, and I am writing to inform you of Olympic College's intent to renovate the existing weld shop building located 1360 Lincoln Ave., Bremerton, WA 98337. The College has received capital funding to begin the building renovation in the Weld Shop in August of 2022.

The following pages include the campus map showing the location of Weld Shop Building 14. Please note our plan is to fully renovate the interior of the building; there is no additional ground disturbance anticipated or planned for this project. All activity will be within the existing building envelope.

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Marty Cavalluzzi  
President, Olympic College

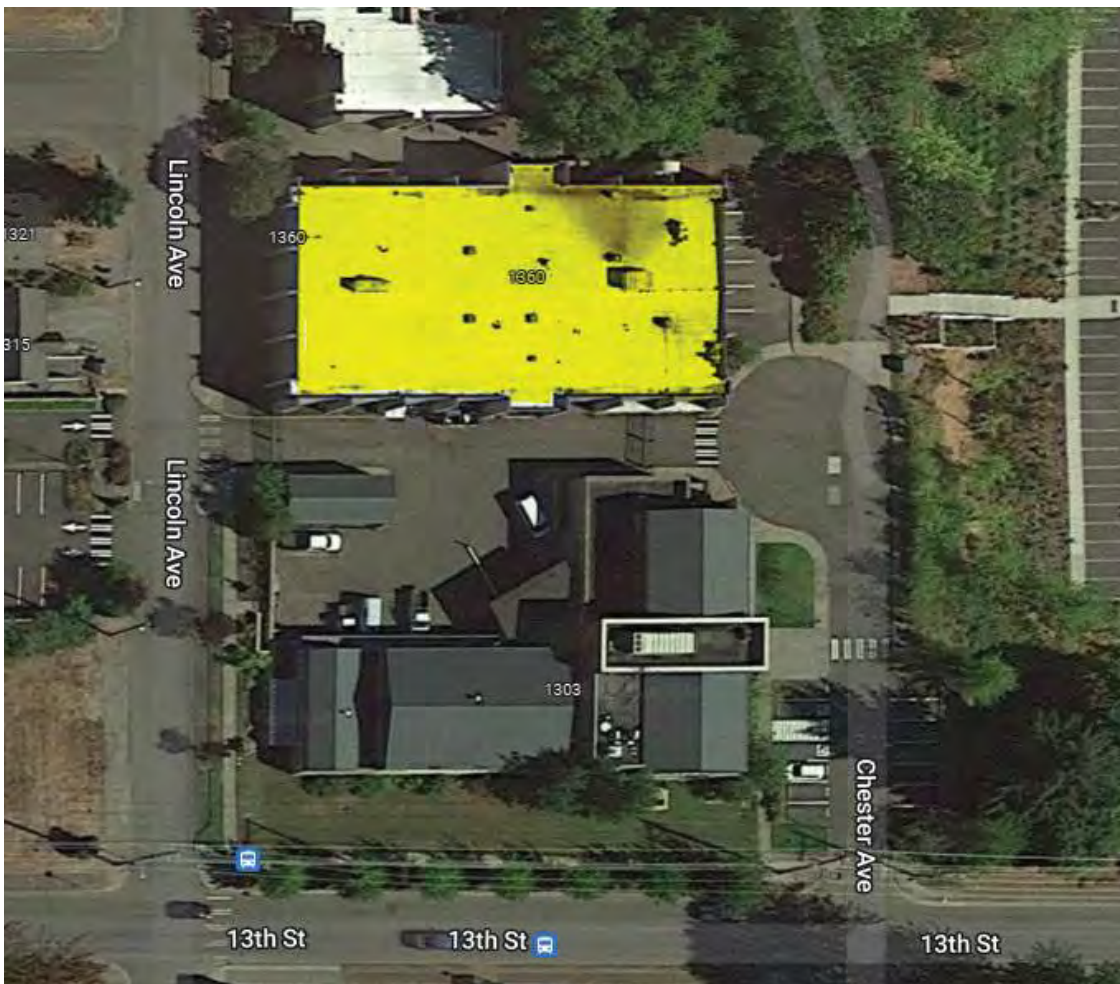
  
**OLYMPIC COLLEGE**

Office of the President, Marty Cavalluzzi, Ph.D.



  
**OLYMPIC COLLEGE**

Office of the President, Marty Cavalluzzi, Ph.D.



1600 Chester Ave. | Bremerton, WA 98337-1699  
Olympic.edu | Email: [mcavalluzzi@olympic.edu](mailto:mcavalluzzi@olympic.edu) | Phone: 360-475-7100

Page 3

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Office of the President, Marty Cavalluzzi, Ph.D.

Aug. 9, 2022

The Honorable Kristopher Peters, Chairman  
Squaxin Island Tribe  
200 SE Billy Frank Jr. Way  
Shelton, WA 98584-9200

Subject: Olympic College Bremerton Campus Weld Shop Renovations

Dear Chairperson Peters,

Out of respect for our local tribal communities, and in accordance with Governor Inslee's Executive Order 21-02, and I am writing to inform you of Olympic College's intent to renovate the existing weld shop building located 1360 Lincoln Ave., Bremerton, WA 98337. The College has received capital funding to begin the building renovation in the Weld Shop in August of 2022.

The following pages include the campus map showing the location of Weld Shop Building 14. Please note our plan is to fully renovate the interior of the building; there is no additional ground disturbance anticipated or planned for this project. All activity will be within the existing building envelope.

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Marty Cavalluzzi  
President, Olympic College



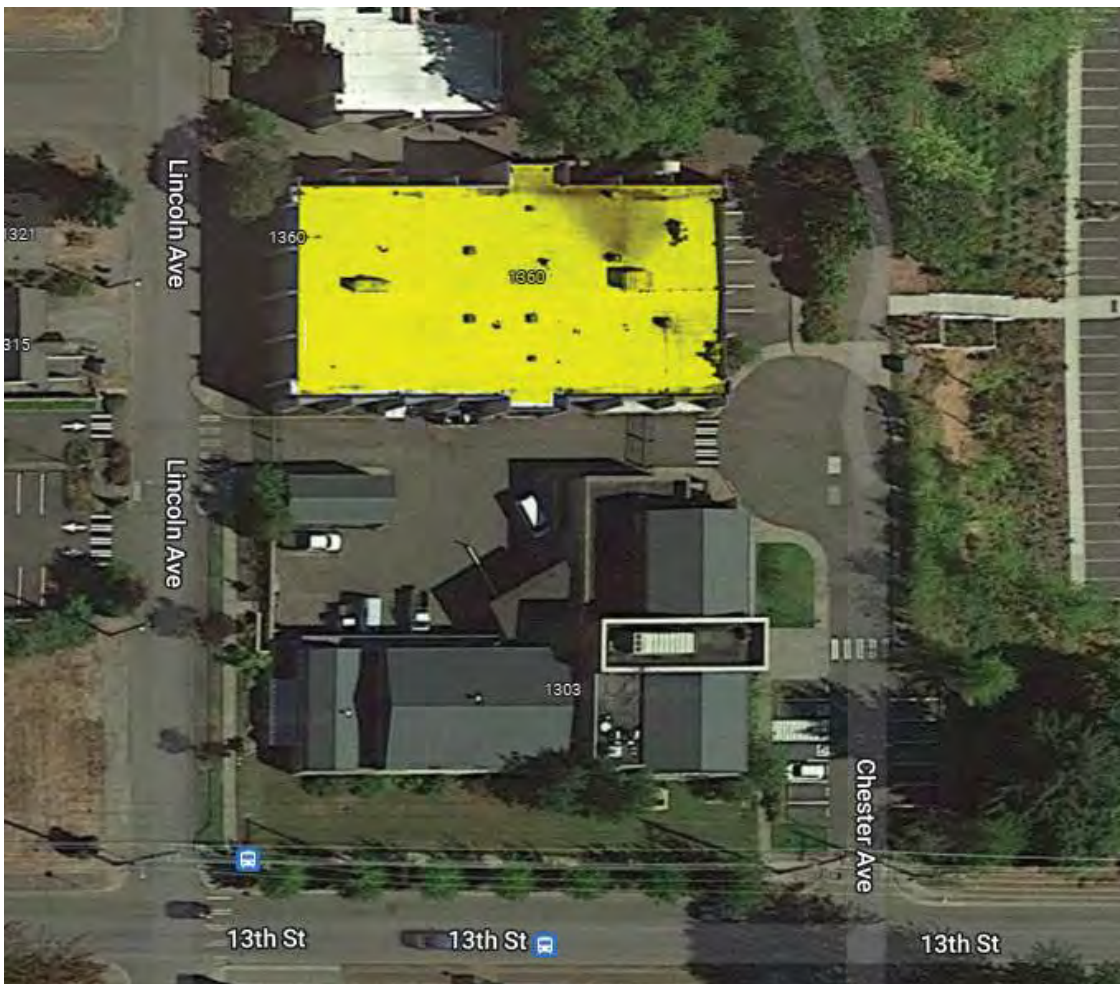
  
**OLYMPIC COLLEGE**

Office of the President, Marty Cavalluzzi, Ph.D.



  
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Olympic.edu | Email: [mcavalluzzi@olympic.edu](mailto:mcavalluzzi@olympic.edu) | Phone: 360-475-7100

Page 3

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Office of the President, Marty Cavalluzzi, Ph.D.

Aug. 9, 2022

The Honorable Leonard Forsman, Chairman  
Suquamish Tribe  
PO Box 498  
Suquamish, WA 98392-0498

Subject: Olympic College Bremerton Campus Weld Shop Renovations

Dear Chairman Forsman,

Out of respect for our local tribal communities, and in accordance with Governor Inslee's Executive Order 21-02, and I am writing to inform you of Olympic College's intent to renovate the existing weld shop building located 1360 Lincoln Ave., Bremerton, WA 98337. The College has received capital funding to begin the building renovation in the Weld Shop in August of 2022.

The following pages include the campus map showing the location of Weld Shop Building 14. Please note our plan is to fully renovate the interior of the building; there is no additional ground disturbance anticipated or planned for this project. All activity will be within the existing building envelope.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Olympic College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360-475-7100, or by e-mail at [mcavalluzzi@olympic.edu](mailto:mcavalluzzi@olympic.edu).

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Marty Cavalluzzi  
President, Olympic College

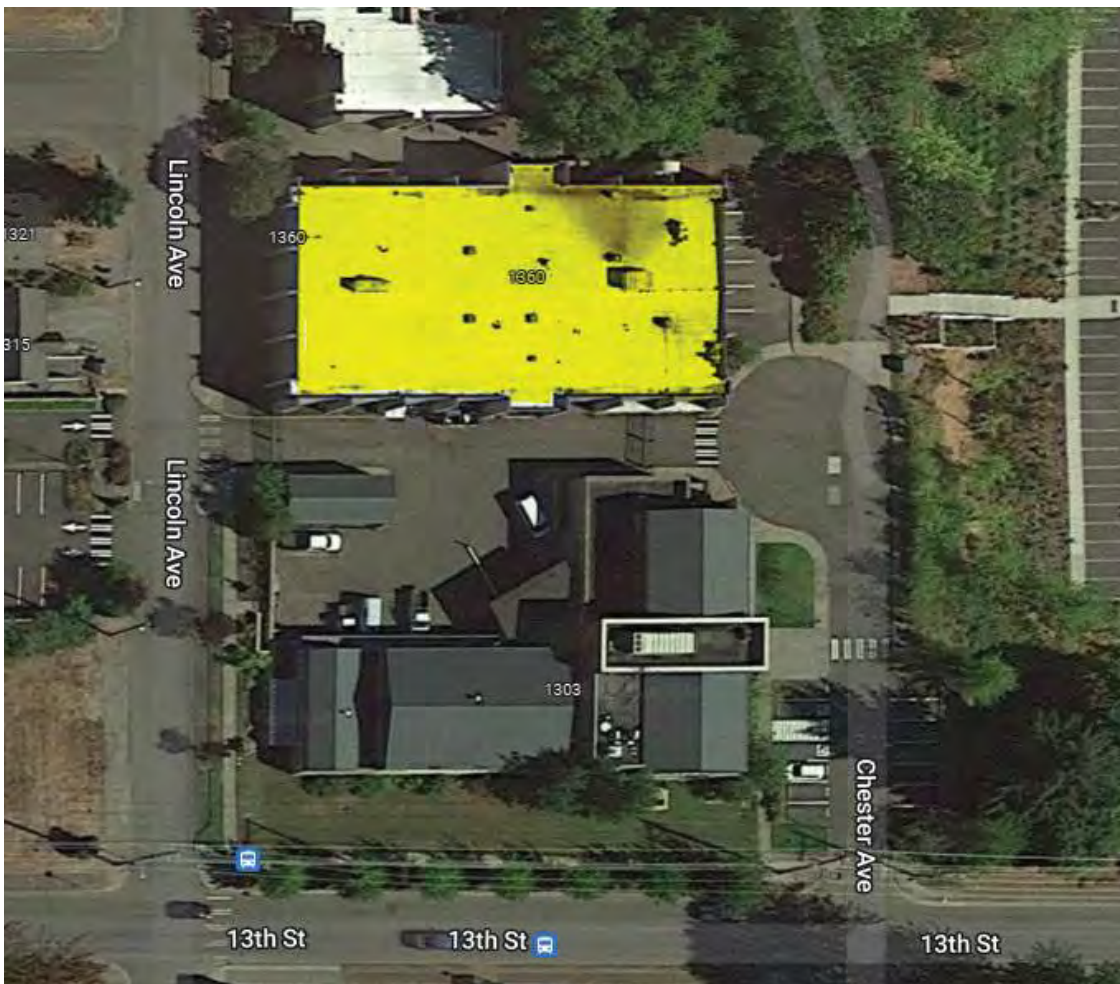
# OLYMPIC COLLEGE

Office of the President, Marty Cavalluzzi, Ph.D.



  
**OLYMPIC COLLEGE**

Office of the President, Marty Cavalluzzi, Ph.D.



1600 Chester Ave. | Bremerton, WA 98337-1699  
Olympic.edu | Email: [mcavalluzzi@olympic.edu](mailto:mcavalluzzi@olympic.edu) | Phone: 360-475-7100

## DAHP APPLICATION MATERIAL

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

December 10, 2015

Mr. Richard Hamilton  
Director of Facilities  
Lower Columbia Community College  
1600 Maple Street  
Longview, WA 98632

In future correspondence please refer to:  
Log: 121015-40-WBCTC  
Property: Lower Columbia Community College  
Re: No Historic Properties Affected

Dear Mr. Hamilton:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP). The above referenced project has been reviewed by Dr. Rob Whitlam and myself on behalf of the State Historic Preservation Officer under provisions of Governor's Executive Order 05-05. My review is based upon documentation contained in your communication.

We concur that no historic properties will be affected by the removal of the Physical Sciences, Vocational, and Science Buildings as proposed. If additional information on the project becomes available, or if any archaeological resources are uncovered during construction, please halt work in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

Thank you for the opportunity to review and comment. Should you have any questions, please contact me.

Sincerely,

Russell Holter  
Project Compliance Reviewer  
(360) 586-3533  
russell.holter@dahp.wa.gov





<b>DAHP USE ONLY</b>
Date Received: 2/17/2022
DAHP Log #: 2022-03-01300
Reviewer(s): RW & HB
<input checked="" type="checkbox"/> ARCHY <input checked="" type="checkbox"/> BEU



**EZ-1 FORM**

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

**GEO 21-02**

New Consultation?  YES  NO  ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

**SECTION 1: PROJECT INFORMATION**

Project Title: <b>Center for Vocational &amp; Transitional Studies</b>	Provide 1-2 sentence summary of the project. Demolition of 4 aging existing buildings at Lower Columbia College, to be replaced with 1 new building. New building will be 3 stories high, and 46,267 sf.
Property Name: <b>Lower Columbia College</b> <small>if applicable</small>	
Project Address: <b>1600 Maple Street</b>	
City / State / Zip: <b>Longview, WA 98632</b>	County: <b>Cowlitz</b> Township / Range / Section: <b>T8-0N R2-0W S2E</b> <small>leave blank if unsure</small>

**SECTION 2: PROJECT DESCRIPTION**

Project includes (check all that apply):  NEW CONSTRUCTION  DEMOLITION  GROUND DISTURBANCE  REHABILITATION / RENOVATION  ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old?  YES  NO  NOT SURE \*Contact DAHP  Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> NOT SURE	Is the building, structure or site already recorded in WISAARD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT SURE <small>[!] See Note *Contact DAHP</small>	If Yes, what is the Property ID # or Site #? <input checked="" type="checkbox"/> <b>[!] If the resource is not recorded in WISAARD, please contact DAHP Staff. Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.</b>
--	---	---

Are there any Federal funds, lands, permits, or licenses involved in/required by this project?  YES  NO  NOT SURE If Yes, what Federal Agency?

What is the nature of your request? (Check all that apply)  PREDESIGN  DESIGN  CONSTRUCTION  APPLYING FOR GRANT / LOAN  TRYING TO GET UNDER CONTRACT  NOT SURE

**SECTION 3: STATE AGENCY INFORMATION**

State Agency: **Lower Columbia College (0657)** Grant / Loan Program Name: **none**  Direct Appropriation?

Contact Person: **Nolan Wheeler** Phone: **(360) 442-2201** e-mail: **nwheeler@lcc.ctc.edu**

Funding biennium? **2023-2025** Requested grant / loan amount: **0** Total project amount: **0**

**SECTION 4: CONTACT INFORMATION** If different from State Agency contact person.

Submitter Name: **Matt Lane** Submitter Organization: **McGranahan Architects**

Submitter Address: **2111 Pacific Ave** City / State / Zip: **Tacoma, WA 98402**

Submitter Phone: **(253) 383-3084** Submitter e-mail: **matt.lane@mcgranahan.com**

**SECTION 5: ATTACHMENTS**

Please email completed form and all attachments to: **2102@dahp.wa.gov**


MAP / APE - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 on Page 2 for optional template.

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

**DAHP DETERMINATION (DAHP USE ONLY)**

<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an <b>ADVERSE IMPACT</b> on historic properties.	 DAHP REVIEWER <b>3/4/2022</b> DATE
<input checked="" type="checkbox"/> There are <b>NO HISTORIC PROPERTIES IMPACTED</b> by the proposed project.	<input type="checkbox"/> DAHP requires <b>ADDITIONAL INFORMATION</b> in order to complete review (see attached).	
<input type="checkbox"/> The project will have <b>NO ADVERSE IMPACT</b> on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> IDP REQUIRED	
	<input type="checkbox"/> MONITORING REQUIRED	

**Instructions:** Please describe the type of work to be completed. Be as detailed as possible to avoid a request for additional information. Be sure to describe all ground disturbing activities in the appropriate box below, and provide photos of areas of work.

### SECTION 6: ADD'L PROJECT INFORMATION

**NOTE:** To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The fill will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review such as plans, specifications, and photographs. An historic property inventory form may need to be completed by a qualified cultural resource professional.

Provide a detailed description of the proposed project:

Lower Columbia College plans to construct a new 46,267 square foot Center for Vocational and Transitional Studies, which will replace the existing Vocational, Science, Physical Science, and Steam Plant buildings. The new three-story CVTS building will house LCC's welding, machining, manufacturing, information technologies, and transitional studies programs, as well as faculty offices, informal learning areas, and support spaces. The project will also include improvements to campus accessibility, infrastructure, parking, and open space.

Describe the existing project site conditions (include building age, if applicable):

The Vocational Building was built in 1960 as an auto-shop. The 32,250 sf building is wood framed, and one-story in height.

The Science Building was built in 1960. The 6,944 sf building is wood framed, and one-story in height.

The Physical Science Building was built in 1971. The 9,551 sf building is steel framed, and one-story in height.

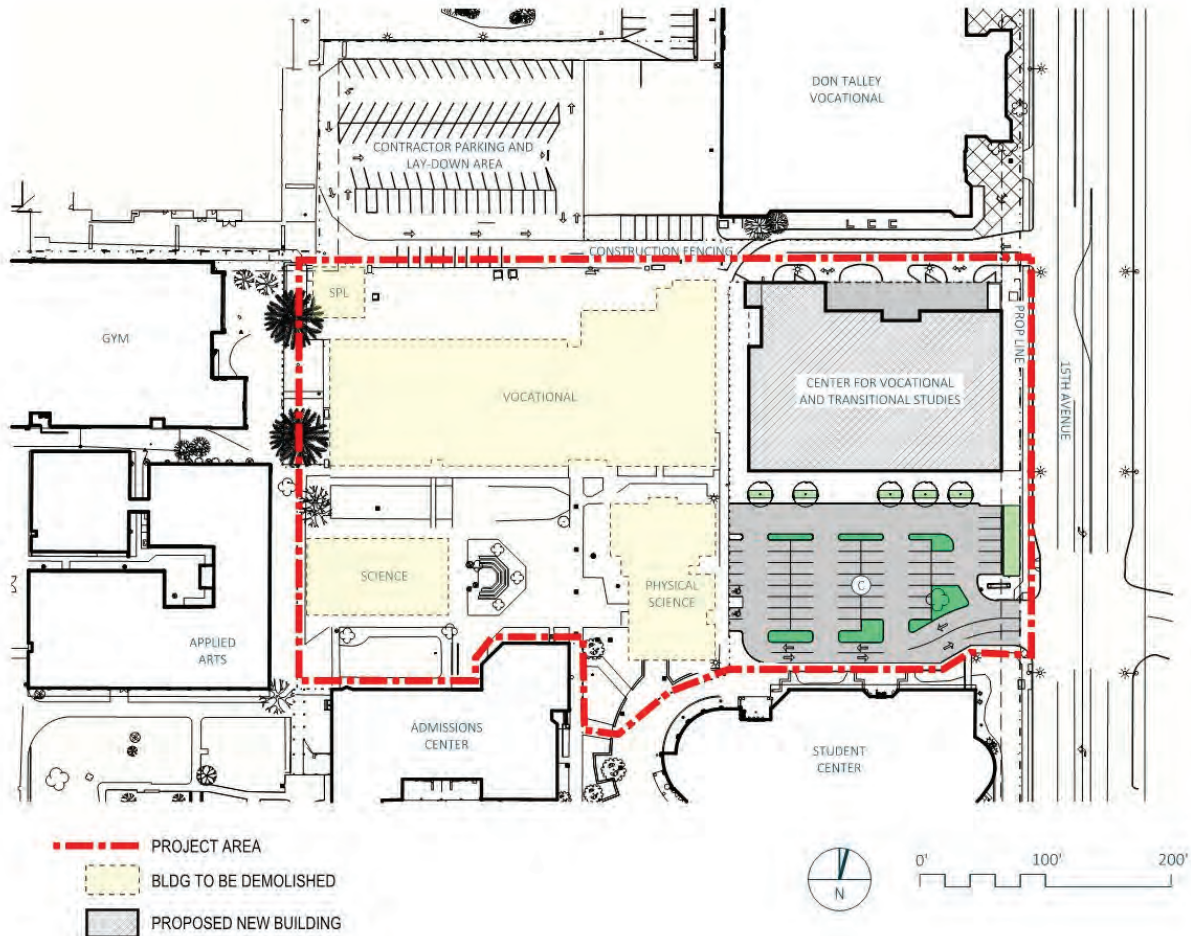
The Steam Plant was built in 1982. The 1,723 sf building is steel framed, and one-story in height.

If there are ground disturbing activities proposed, describe them *including the approximate depth of ground disturbance*:

The new project proposes ground disturbance at the sites of demolition, as well as the site for the proposed new building. Ground disturbance at the demolition sites would be limited to building removal, and restoration of the ground plane. Ground disturbance at the site of the new building would be for foundation work, and is dependent on the recommendations of a geotechnical engineer, but we expect that disturbance for foundation would be approximately 4 feet below grade (+/-), and that piles are likely to be required up to a much greater depth (30-50 feet below grade, for example).

Instructions: Please attach a MAP of the project area. (Use WISAARD with USA Topo Basemap background. Click HERE for Snipping Tool Tutorial. Draw an outline of the Area of Potential Effect (APE) that clearly delineates the project boundary.

SECTION 7: MAP / Area of Potential Effect





February 25, 2022

Delano Saluskin, Chairman  
Confederated Tribes and Bands of the Yakama Nation  
P.O. Box 151  
Toppenish, WA 98948

Subject: Center for Vocational and Transitional Studies  
Lower Columbia College

Dear Mr. Saluskin,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Lower Columbia College's intent to construct a new instructional building located on our campus at 1600 Maple St. in Longview. The College is requesting capital funding for the project and hopes to begin construction in 2023.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Lower Columbia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to Nolan Wheeler, VP of Administration, by phone at (360) 442-2201 or by email at [nwheeler@lowercolumbia.edu](mailto:nwheeler@lowercolumbia.edu) by March 11, 2022.

Respectfully,

A handwritten signature in blue ink, appearing to read "C. Bailey", is written over a faint, larger signature that is mostly illegible.

Christopher C. Bailey, J.D.  
President  
Lower Columbia College

1600 Maple Street

P.O. Box 3010

Longview, WA 98632

(360) 442-2311

[lowercolumbia.edu](http://lowercolumbia.edu)





February 25, 2022

Cheryle A. Kennedy, Chairwoman  
Confederated Tribes of Grand Ronde  
9615 Grand Ronde Road  
Grand Ronde, OR 97347

Subject: Center for Vocational and Transitional Studies  
Lower Columbia College

Dear Ms. Kennedy,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Lower Columbia College's intent to construct a new instructional building located on our campus at 1600 Maple St. in Longview, WA. The College is requesting capital funding for the project and hopes to begin construction in 2023.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Lower Columbia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

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Respectfully,

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Christopher C. Bailey, J.D.  
President  
Lower Columbia College

1600 Maple Street

P.O. Box 3010

Longview, WA 98632

(360) 442-2311

[lowercolumbia.edu](http://lowercolumbia.edu)



February 25, 2022

Raymond Tsumpti, Chairman  
Confederated Tribes of Warm Springs Reservation of Oregon  
PO Box 1299  
Warm Springs, OR 97761

Subject: Center for Vocational and Transitional Studies  
Lower Columbia College

Dear Mr. Tsumpti,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Lower Columbia College's intent to construct a new instructional building located on our campus at 1600 Maple St. in Longview. The College is requesting capital funding for the project and hopes to begin construction in 2023.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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Christopher C. Bailey, J.D.  
President  
Lower Columbia College

1600 Maple Street

P.O. Box 3010

Longview, WA 98632

(360) 442-2311

lowercolumbia.edu



February 25, 2022

David Barnett, Executive General Council Chair  
Cowlitz Indian Tribe  
1055 9<sup>th</sup> Avenue Suite B  
Longview, WA 98632

Subject: Center for Vocational and Transitional Studies  
Lower Columbia College

Dear Mr. Barnett,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Lower Columbia College's intent to construct a new instructional building located on our campus at 1600 Maple St. in Longview. The College is requesting capital funding for the project and hopes to begin construction in 2023.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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Christopher C. Bailey, J.D.  
President  
Lower Columbia College

1600 Maple Street

P.O. Box 3010

Longview, WA 98632

(360) 442-2311

lowercolumbia.edu





February 25, 2022

Kristopher Peters, Chairman  
Squaxin Island Tribe  
10 SE Squaxin Lane  
Shelton, WA 98584

Subject: Center for Vocational and Transitional Studies  
Lower Columbia College

Dear Mr. Peters,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Lower Columbia College's intent to construct a new instructional building located on our campus at 1600 Maple St. in Longview. The College is requesting capital funding for the project and hopes to begin construction in 2023.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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President  
Lower Columbia College

1600 Maple Street

P.O. Box 3010

Longview, WA 98632

(360) 442-2311

[lowercolumbia.edu](http://lowercolumbia.edu)

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

October 10, 2017

Mr. Wayne Doty  
Director of Capital Budgets  
WA State Board for Community and Technical Colleges  
MS 42495  
Olympia, WA 98504-2495

In future correspondence please refer to:

Project Tracking Code: 2017-09-06972  
Property: Columbia Basin College P, C, and K Buildings  
Re: Determined Eligible

Dear Mr. Doty:

Recently, the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) were contacted by RGU Architecture regarding the proposed demolition of the structures at Columbia Basin College in Pasco.

We concur with their professional opinion that Buildings C and K are not eligible to the National Register of Historic Places. However, Building P (the Performing Arts Building) is a historic property that is eligible to the National Register. Concurrence on their eligibility determination is based upon the fact that the Building P is an American Institute of Architects National Award winning project. Building P is one of only two AIA National Award winning projects in the state.

We look forward to further consultation regarding your determination of the project effect on National Register listed eligible property in the area of potential impact (API).

Please provide us any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of Governor's Executive Order 05-05 (GEO 05-05). These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to GEO 05-05. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at (360) 586-3533 and [russell.holter@dahp.wa.gov](mailto:russell.holter@dahp.wa.gov)

Sincerely,

A handwritten signature in blue ink that reads 'Russell Holter'.

Russell Holter  
Project Compliance Reviewer  
Cc: Jeff Adams (Pasco)  
Chris Moore (WA-Trust)  
Eugenia Woo (Docomomo)





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

November 16, 2017

Mr. Wayne Doty  
Director of Capital Budgets  
WA State Board for Community and Technical Colleges  
MS 42495  
Olympia, WA 98504-2495

In future correspondence please refer to:

Project Tracking Code: 2017-11-08223  
Property: Whatcom College Kelly Hall Expansion  
Re: No Historic Properties Affected

Dear Mr. Doty:

Recently the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) was contacted regarding the above referenced proposal. This communication has been reviewed on behalf of the SHPO by Dr. Rob Whitlam and myself under provisions of Governor's Executive Order 05-05. Our review is based upon documentation provided in their submittal.

First, we agree with the project area of potential effect (APE) as mapped in their documentation. We also concur that no historic properties will be affected by the current project as proposed. As a result of our concurrence, further contact with DAHP on this proposal is not necessary. However, if new information about affected resources becomes available and/or the project scope of work changes significantly, please resume consultation as our assessment may be revised. Also, if any archaeological resources are uncovered during construction, please halt work immediately in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

Thank you for the opportunity to review and comment. If you have any questions, please don't hesitate to contact me.

Sincerely,

Russell Holter  
Project Compliance Reviewer  
(360) 586-3533  
russell.holter@dahp.wa.gov



October 9, 2017

Chairman Bob Kelly  
Nooksack Tribal Council  
4979 Mount Baker Highway  
Deming, WA 98244

Dear Chairman Kelly,


Pursuant to Governor's Executive Order 0505 and out of respect for our local tribal communities, I am writing to inform you of Whatcom Community College's intent to build a new 51,000 sq. ft. academic building on our main campus in Bellingham, Washington. The new facility will include instructional classrooms, technology labs, student study spaces, and offices.

We are currently preparing a capital funding request to submit to the Washington State Board of Community & Technical Colleges (SBCTC) on December 15 as part of a competitive process to identify needs and establish capital funding priorities within the SBCTC system. Should our request be successful in securing funding, we would hope to start the design phase of our project in the 2019-2021 biennium.

The Washington State Department of Archaeology and Historic Preservation (DAHP) has already determined that the proposed project would have no impact to cultural resources. That said, the College is committed to the immediate stoppage of work if any cultural resources are discovered during the course of construction.

Attached you will find a campus map showing the proposed location of the new building. I would ask that you please respond directly to Brian Keeley, Senior Director for Facilities & Operation, via email at [bkeeley@whatcom.edu](mailto:bkeeley@whatcom.edu) by Thursday, November 30, 2017 with any comments or concerns you may have regarding the proposed project.

Thank you,



Kathi Hiyane-Brown, Ed.D.  
President



## Project Location:

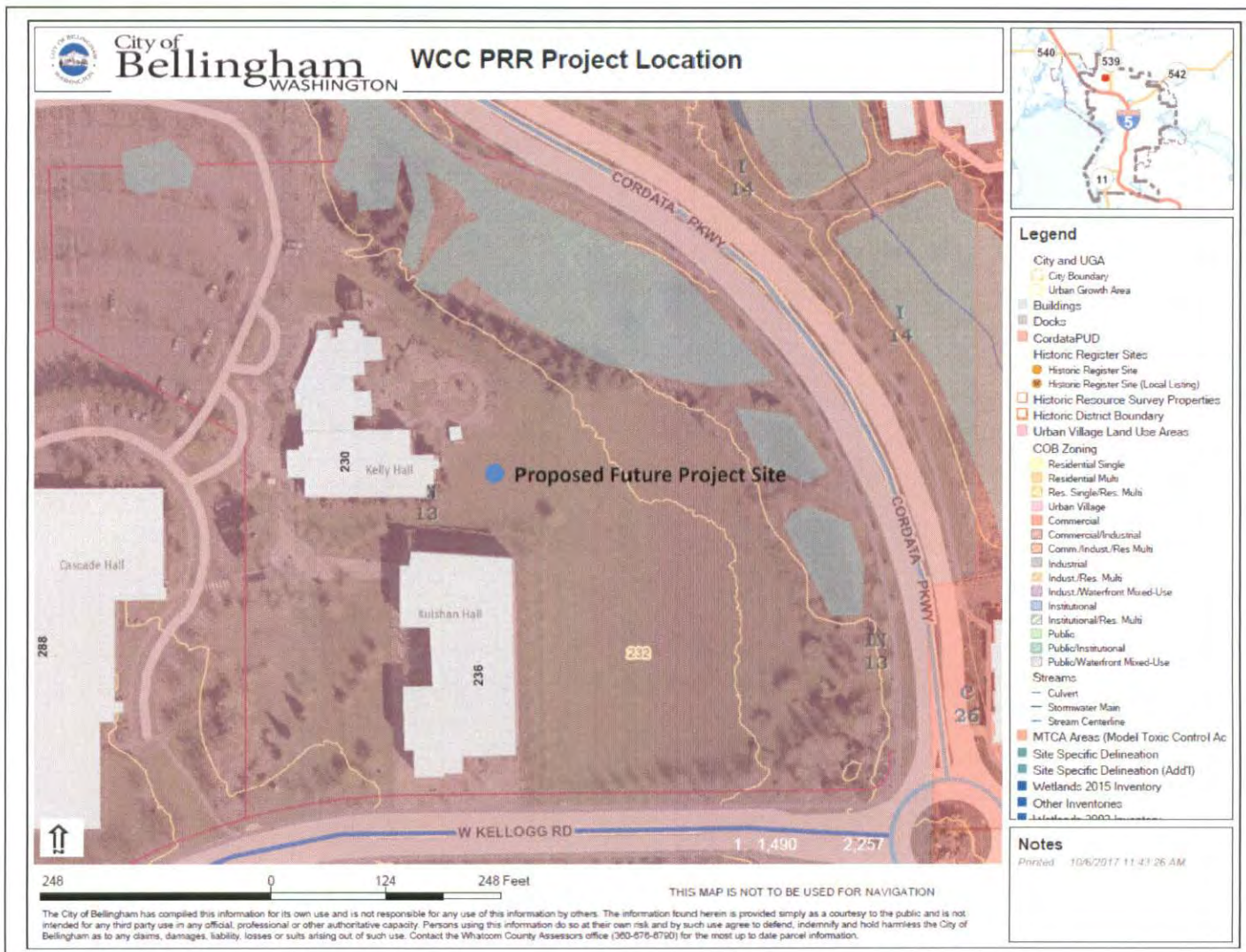
Township: T38N

Range: R02E Section: 12

Address: 230 W. Kellogg Rd.

City: Bellingham

County: Whatcom



Project Address: Whatcom Community College  
230 W. Kellogg Rd.  
Bellingham WA, 98226



October 9, 2017

Chairman Tim Ballew  
Lummi Nation Business Council  
2665 Kwina Road  
Bellingham, WA 98226

Dear Mr. Ballew,

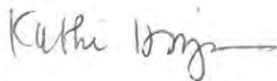
Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Whatcom Community College's intent to build a new 51,000 sq. ft. academic building on our main campus in Bellingham, Washington. The new facility will include instructional classrooms, technology labs, student study spaces, and offices.

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Thank you,



Kathi Hiyane-Brown, Ed.D.  
President

## Project Location:

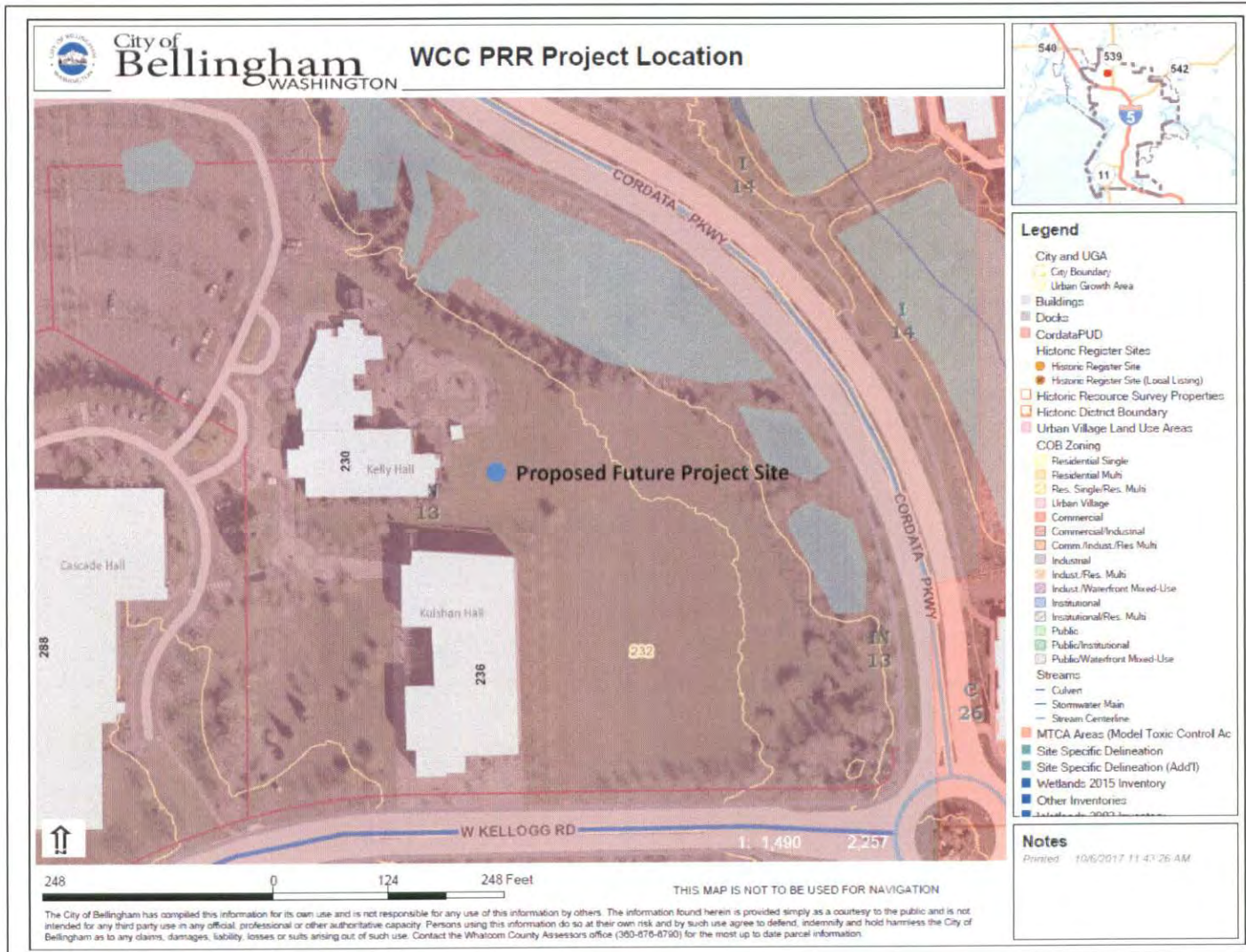
Township: T38N

Range: R02E Section: 12

Address: 230 W. Kellogg Rd.

City: Bellingham

County: Whatcom



Project Address: Whatcom Community College  
230 W. Kellogg Rd.  
Bellingham WA, 98226



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

November 8, 2017

Ms. Brenda Hake Misel  
Schreiber Starling Whitehead  
901 Fifth Avenue, Suite 3100  
Seattle, Washington 98164

Re: Cascadia College New Building Project  
Log No.: 2017-11-08024-OFM

Dear Ms. Hake Misel;

Thank you for contacting our department pursuant to Executive Order 05-05 on behalf of Cascadia College. We have reviewed the materials you provided for the proposed Cascadia College New Building Project at 18345 Campus Way NE, Bothell, King County, Washington.

We concur with your determination of no cultural resource impacts.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive. Please keep us apprised of the results of your consultations.

In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribe's cultural staff and cultural committee and this department notified.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with Executive Order 05-05. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified.

Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob Whitlam', with a long horizontal flourish extending to the right.

Robert G. Whitlam, Ph.D.  
State Archaeologist  
(360) 890-2615  
email: [rob.whitlam@dahp.wa.gov](mailto:rob.whitlam@dahp.wa.gov)





.....

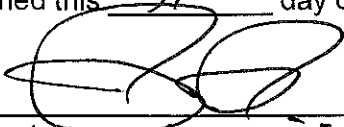
**Mail or Fax this form to:** Department of Archaeology and Historic Preservation  
1063 S. Capitol Way, Suite 106  
P.O. Box 48343  
Olympia, WA 98504-8343  
360-586-3067

I am the legal property owner, and I am asking for information about archaeological site(s) on my property only.

I acknowledge that DAHP will provide me with archaeological information that is not for public disclosure in order to prevent looting and destruction of sites (RCW 42.56.300). This information is for my personal use only. I agree to keep this information confidential unless disclosed to a third party as necessary to comply with a permit issued by DAHP. I can inform a purchaser of the property that archaeological site(s) are present but not the location or other details, and I agree to refer any purchaser to DAHP for further information.

I also understand that archaeological sites, Indian Graves, cairns and glyptic records are protected from disturbance by RCW 27.53.060, 27.44 and WAC 25-48. Also, that damaging any abandoned historic cemetery or graves may constitute a Class C Felony under RCW 68.60, and could be subject to fines of up to \$5,000 in addition to site restoration and investigation costs.

Signed this 31<sup>st</sup> day of January, 2014.

  
\_\_\_\_\_  
Signature



**Terence Hsiao**  
*Vice President for Administrative Services*

18345 Campus Way NE  
Bothell, Washington 98011-8205  
EMAIL: [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu)  
PHONE: 425.352.8196  
FAX: 425.352.8267

[www.cascadia.edu](http://www.cascadia.edu)

STATE OF WASHINGTON  
DEPARTMENT OF ARCHAEOLOGY & HISTORIC PRESERVATION

**Information Request Form**  
Archaeological Sites

<b>Landowner Name:</b>	<u>Cascadia Community College</u>		
<b>Mailing Address:</b>	<u>18345 Campus Way NE, CC3-338</u>		
<b>City, State:</b>	<u>Bothell, WA</u>	<b>Zip:</b> <u>98011-8205</u>	<b>County:</b> <u>King</u>
<b>Phone/ FAX:</b>	<u>425-352-8196/425-352-8267</u>		
<b>E-Mail:</b>	<u>thsiao@cascadia.edu</u>		

.....

**PLEASE ATTACH LEGAL DOCUMENTATION OF LAND OWNERSHIP (TAX STATEMENT, COPY OF LAND TITLE, OR OTHER APPROPRIATE DOCUMENTATION)**

**PLEASE ATTACH A COPY OF THE RELEVANT PORTION OF A MAP SHOWING YOUR PROPERTY LOCATION AND OUTLINE PROPERTY BOUNDARIES**

## Location of Land

Land Address: 18345 Campus Way NE

City: Bothell

County: King

Parcel(s): \_\_\_\_\_

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_

2011 UW/CCC MASTER PL

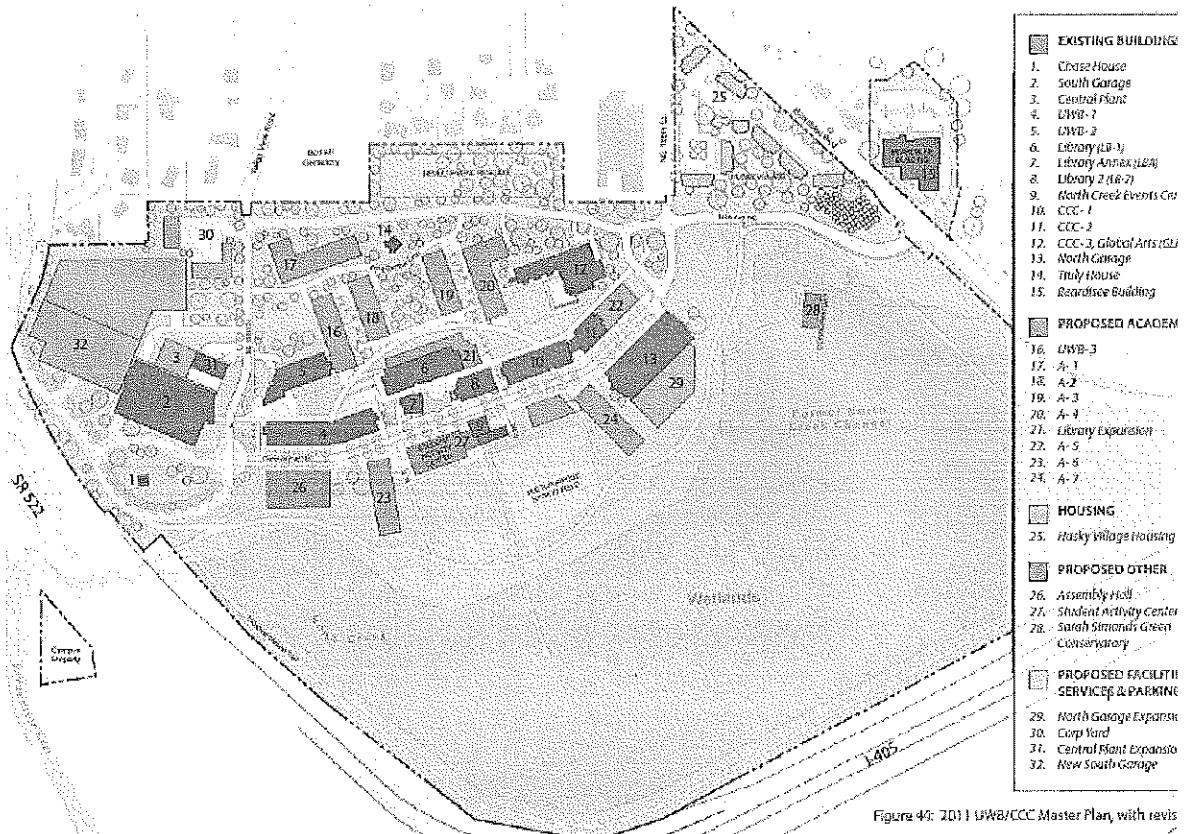


Figure 49: 2011 UW/CCC Master Plan, with revis

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

K1 647

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See Instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the Instructions. For additional space use continuation sheets (Form 10-900-a). Type all entries.

1. Name of Property

historic name Chase, Dr. Reuben, House  
other names/site number N/A

2. Location

street & number 17819 113th Ave. N.E.  not for publication  
city, town Bothell  vicinity  
state Washington code WA county King code 033 zip code 98011

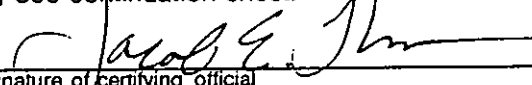
3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	1
<input type="checkbox"/> public-local	<input type="checkbox"/> district	—	—
<input type="checkbox"/> public-State	<input type="checkbox"/> site	—	—
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	—	—
	<input type="checkbox"/> object	—	—
		1	1
			Total

Name of related multiple property listing: Historic Resources of Bothell  
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  
 See continuation sheet.

Signature of certifying official  Date 7/9/90

Washington State Department of Community Development Office of Archaeology and Historic Preservation  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:  
 entered in the National Register. \_\_\_\_\_  
 See continuation sheet.  
 determined eligible for the National Register.  See continuation sheet. \_\_\_\_\_  
 determined not eligible for the National Register. \_\_\_\_\_

removed from the National Register. \_\_\_\_\_  
 other, (explain:) \_\_\_\_\_  
Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

## 6. Function or Use

Historic Functions (enter categories from instructions)  
Domestic: single dwelling

Current Functions (enter categories from instructions)  
Domestic: single dwelling

## 7. Description

Architectural Classification  
(enter categories from instructions)

Other: gable front and wing

Materials (enter categories from instructions)

foundation concrete & wood: post & beam  
walls wood: weatherboard

roof wood: shingles  
other

Describe present and historic physical appearance.

The Dr. Reuben Chase House is a one-and-one-half story Victorian cottage, built of frame construction and located in Bothell's Stringtown neighborhood, a largely undeveloped area near the Sammamish riverfront southeast of downtown. The cottage, which reflects the characteristic gable-front-and-wing form, is built on a T-plan composed of a front facing gabled unit and a recessed perpendicular side gabled wing. The house sits on a small lawn, about 600 feet from State Route 522, a major east-west highway through the eastside suburbs of Seattle. The house is one of three extant late 19th century homes that were constructed by pioneers to the Bothell area along a route that eventually became the well-travelled Bothell-Redmond highway. Today, Stringtown is one of the few areas of the city that retains a sense of its original character, and, despite some later additions, the Chase house is a well preserved reminder of the area's 19th century heritage.

The Chase house is built of frame construction, rests on a wood post and pier (at the northern wing) and poured concrete foundation (providing a root cellar at the southern wing), and is sided in horizontal drop siding with corner board trim. The gable roof of the main house is covered in wood shingles, while the rear shed is roofed with composition shingles. The eaves of the roof are ornamented with narrow bargeboards, with simple volutes at the ends, and the cornice is outlined with flat moldings. The original brick chimney with corbelled cap rises from the northern gable end of the house, while a chimney that rose through the eastern gable end has been removed.

The southern, front gable wing measures 14 feet by 20 feet and is punctuated on the facade by tall and narrow, two-over-two double hung wood sash windows with simple wood surrounds. Two windows are placed on the main floor and one in the gable end, and a central basement door, with pediment-like surround, allows entry to the root cellar. Similar double hung windows are located on the south and west side walls of the wing and a bay window projects from the south wall. The bay, which may have been added in the late 19th century after original construction, is lighted by double hung sash windows on all three sides. A small gabled dormer (probably added in the early 20th century) projects from south slope of the gable above this wall.

To the north, a side gabled wing is perpendicular to, and recessed from, the front gabled wing. This northern wing, which rises one and one half stories, measures 20 feet by 14 feet and features a shed roof porch which spans the facade, shelters the front entry in the juncture of the L, and wraps around the north side of the building. The porch is supported by simple posts with knee braces. The two front doors at the "L" (one located on the side gable and one in the front gable) are paneled, single leaf doors with glazed upper panels and pediment-like hood moldings. To the north, is an enclosed projecting box bay (enclosed sometime after original construction) lighted by four double hung two-over-two wood sash windows. Above the porch on the slope of the gable is a small gabled dormer window. A similar rear dormer window projects from the west slope of the roof, and a brick chimney rises through the ridge of the roof at the northern end.

A one-story shed roof addition is built onto the rear of house, lighted by double hung windows. The addition, which was probably built in the early 20th century, measures approximately 30 feet by eight feet and is lighted by three windows--a paired set of double hung windows and a small square window. The shed roof has extended eaves supported by brackets. The first floor interior of the Chase house reflects the original floor plan, with two front parlors, and features simple wood trim around windows and doors. A one story frame garage, with gable roof and wood siding, does not contribute to the historical significance of the property.



## 8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Architecture

Health/Medicine

Period of Significance

c. 1885-1895

Significant Dates

1889-1895

c. 1885

Cultural Affiliation

N/A

Significant Person

Chase, Dr. Reuben

Architect/Builder

not known

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Built about 1885, the Dr. Reuben Chase house is historically significant for its association with Bothell's first doctor and as an example of pioneer era residential architecture in the city. The house, which is characterized by its simple gable-and-wing form, was the site of the doctor's office and the community's first hospital, established at a time when the area was suffering from a typhoid epidemic. The house is located in Stringtown, the area's first residential neighborhood on the north bank of the Sammamish River and is the best preserved of the houses built in that district. Today, the Chase house is among a handful of significant structures associated with the city's formative years of the 1880s.

Historical Background: Dr. Reuben Chase was a native of Rutland, Vermont, who, after service in the Civil War, studied medicine in Cincinnati, where he earned his medical degree from the Eclectic Medical College in 1877. In 1889, Chase migrated west to the Pacific Northwest searching for a favorable climate in order to relieve recurrent attacks of malaria. Upon his arrival in Seattle that year, the state medical association directed Chase to the small community of Bothell which at the time was without a physician and in the midst of a typhoid epidemic that had totalled 40 cases. In the Bothell area, Chase set up practice in a frame house probably built a few years earlier in the community's first residential area known as Stringtown. The house served both as office, the community's first hospital, and Chase's residence. During his tenancy he expanded the building slightly by adding several bay windows, including a box bay beneath the front porch. Chase was successful in fighting the typhoid epidemic; reputedly, he saved all but one of his patients. In addition to serving as the town doctor, Chase contracted to cut wood to heat the schoolhouse. Chase lived in the house until 1895, when he moved to Edmonds. In 1905, he moved to Snoqualmie to open another practice and died there in 1908. He is buried in the Bothell cemetery.

The Chase house was built about 1885 and is a good example of the pioneer gable-and-wing form common to the period. Like others of the type, the Chase house is characterized by horizontal siding with simple corner and cornice trim, double-hung windows, and a T plan. At some point in the late 19th century, the porch was partially enclosed for a bay window, and a second bay was added to the side elevation. These changes to the house are consistent with the traditional character of the building, and reflect common alterations to houses at the turn of the century. A cultural resource survey identified the house as the best preserved of the three extant houses in Stringtown and among the earliest and best preserved frame houses in the city.

**9. Major Bibliographical Reference**

Evans, Jack. A Little History of Bothell, Washington. Seattle: SCW Publications, 1988.  
Stickney, Amy Eunice, and Lucile McDonald. Squak Slough. Seattle: Evergreen Printing Co., 1977.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

**10. Geographical Data**

Acreage of property less than one

UTM References

A	<u>10</u>	<u>560780</u>	<u>5289440</u>
	Zone	Easting	Northing
C			
	Zone	Easting	Northing

B			
	Zone	Easting	Northing
D			
	Zone	Easting	Northing

See continuation sheet

Verbal Boundary Description

Tax lot 11, Township 26 North, Range 5 East, Section 8, NE 1/4 of the NE 1/4.

See continuation sheet

Boundary Justification

The nominated property includes the entire parcel historically associated with Dr. Reuben Chase.

See continuation sheet

**11. Form Prepared By**

Name/title Robert D. Garwood, edited by L. Garfield  
 organization City of Bothell  
 street & number 18305 101st N.E.  
 city or town Bothell

date June 29, 1989  
 telephone (206) 486-8152  
 state Washington zip code 98011

Mr. Reuban Chase Has.  
 Boyle II, King Co., WA  
 UTM References.  
 10/560780/5289440



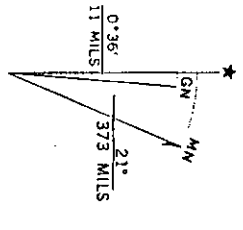
Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1952. Field checked 1953

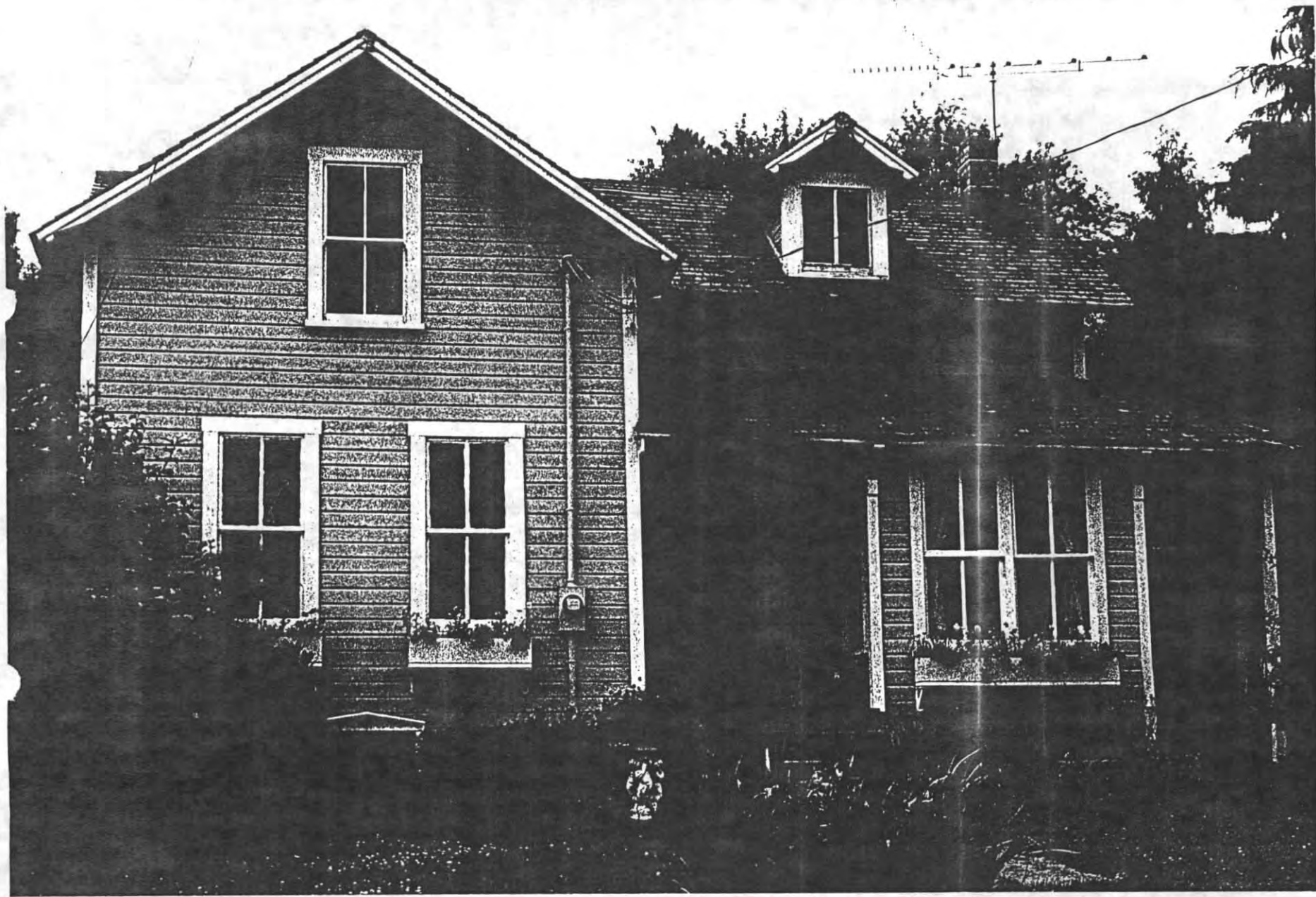
Polyconic projection. 10,000-foot grid ticks based on Washington coordinate system, north zone. 1000-meter Universal Transverse Mercator grid ticks, zone 10, shown in blue, 1927 North American Datum. To place on the predicted North American Datum 1983, move the projection lines 23 meters north and 93 meters east as shown by dashed corner ticks

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



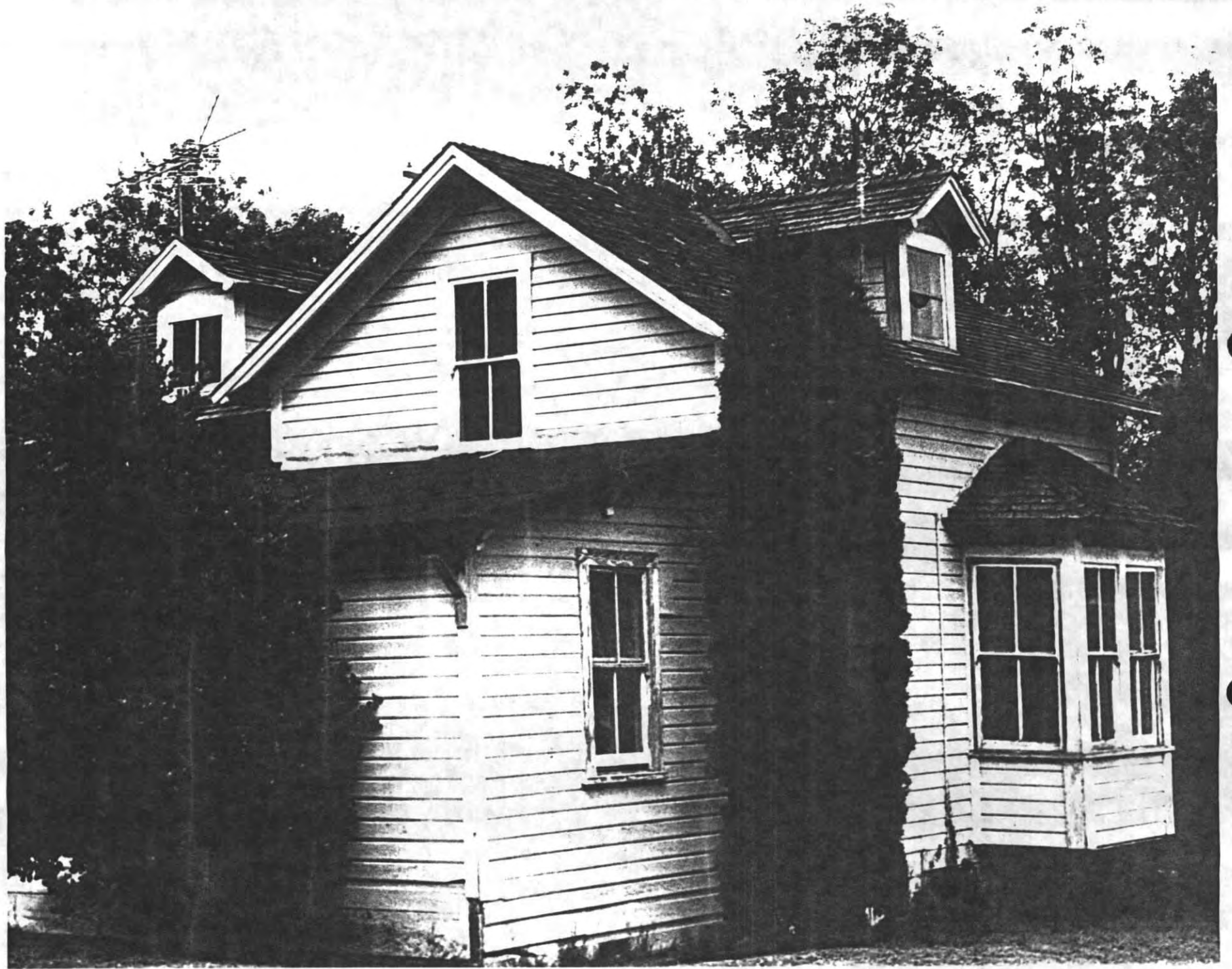
There may be private inholdings within the boundaries of the National or State reservations shown on this map

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092. A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST.









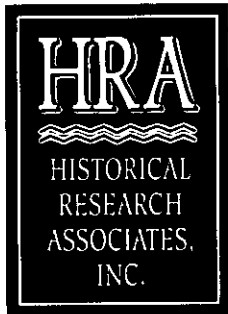






KI

NADB  
Document No. 1334626



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AUG 18 1995

Archaeology and  
Historic Preservation

MISSOULA  
SEATTLE  
WASHINGTON D.C.

**ARCHAEOLOGICAL RESOURCES ASSESSMENT OF  
THE UNIVERSITY OF WASHINGTON, BOTHELL BRANCH  
AND CASCADIA COMMUNITY COLLEGE COLLOCATION PROJECT  
AT THE TRULY FARMS/STRINGTOWN SITE, BOTHELL, WASHINGTON**

**ARCHAEOLOGICAL RESOURCES ASSESSMENT OF  
THE UNIVERSITY OF WASHINGTON, BOTHELL BRANCH AND  
CASCADIA COMMUNITY COLLEGE COLLOCATION PROJECT  
AT THE TRULY FARMS/STRINGTOWN SITE,  
BOTHELL, WASHINGTON**

Prepared for

**L. C. LEE & ASSOCIATES, INC.**  
221 1st Avenue West, Suite 415  
Seattle, Washington 98119

By

Linda Goetz Stutzman  
Research Archaeologist

**HISTORICAL RESEARCH ASSOCIATES, INC.**  
119 Pine Street, Suite 207  
Seattle, Washington 98101

August 18, 1995

HRA# 420CIS

## EXECUTIVE SUMMARY

The Higher Education Coordinating Board proposes to construct a new college campus at the Truly Farms/Stringtown site in Bothell, Washington (Project). The 130-acre campus will house the University of Washington, Bothell Branch and Cascadia Community College.

L. C. Lee & Associates, Inc. contracted with Historical Research Associates, Inc. (HRA) to perform a cultural resources assessment of the Project Area. The purpose of the assessment is to locate any significant prehistoric or historic archaeological sites in the area that might be impacted by construction, to evaluate the historic buildings and structures in terms of their eligibility for listing in the National Register of Historic Places (NRHP), and to recommend measures to mitigate adverse effects on such cultural resources in the Project Area. This document reports the prehistoric, ethnohistoric, and historic archaeological resources assessment. A companion report discusses the assessment of the the historical buildings and structures at the Truly Farms/Stringtown site (Warner 1995).

Before conducting the archaeological survey, HRA personnel examined King County archaeological survey and site records on file at the Washington State Office of Archaeology and Historic Preservation (OAHP) and reviewed pertinent archaeological, ethnohistorical, and historical literature available at the Special Collections Library at the University of Washington, National Archives Puget Sound Region, King County Landmarks Preservation Board, City of Bothell Community Planning Department, Bothell Historical Society, and Bothell Public Library.

HRA staff surveyed the Project Area in July, 1995. The crew inventoried the upland portions of the study area by pedestrian survey using a 30-m transect interval. Where less than 50 percent of the surface was visible, the archaeologists cleared 1-m<sup>2</sup> exposures every 50 meters using a flat-bladed shovel. Within the North Creek floodplain, the crew used 10-cm-diameter manual augers to examine the subsurface for buried cultural deposits.

HRA did not survey an approximately five-acre segment of the Project Area that was cultivated just prior to the field investigation. This segment is located in the northern half of the Project Area, in the western half of the North Creek floodplain, and is bisected by a gravel road easement.

As a result of the archaeological survey, HRA identified no significant prehistoric or historic archaeological materials. HRA recommends no other archaeological resources studies at the proposed University of Washington, Bothell Branch and Cascadia Community College Campus Collocation site.

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## 1.0 INTRODUCTION

The Higher Education Coordinating Board proposes to construct a new college campus at the Truly Farms/Stringtown site in Bothell, Washington (Project). The 130-acre campus will house the University of Washington, Bothell Branch and Cascadia Community College. The proposed facilities will include classrooms, administrative space, office space, student services, a library, a theatre, recreation facilities, and parking space.

L. C. Lee & Associates, Inc. contracted with Historical Research Associates, Inc. (HRA) to perform a cultural resources assessment of the Project Area. The purpose of the assessment is to locate any significant prehistoric or historic archaeological sites in the area that might be impacted by construction, to evaluate the historic buildings and structures in terms of their eligibility for listing in the National Register of Historic Places (NRHP), and to recommend measures to mitigate adverse effects on such cultural resources in the Project Area. In this report, prehistoric, ethnohistoric, and historic backgrounds are presented with an emphasis on archaeological resources. A companion report deals with historical buildings and structures on the Truly Farms/Stringtown site (Warner 1995).

The Truly Farms/Stringtown site and adjacent properties lie northwest of the intersection of Interstate 405 and State Route (SR) 522, approximately 0.5 miles east of downtown Bothell, in Township 26 North, Range 5 East, Sections 5, 8, and 9. The Project Area is bounded by Interstate 405 on the east, SR 522 on the south, Beardslee Boulevard and 112th Avenue NE on the north and northwest, and by property- and fencelines on the west (Figure 1-1).

### 1.1 Project Personnel

Linda Stutzman, Research Archaeologist, supervised the archaeological survey, performed the background research, and prepared the report. Dr. Gail Thompson, Vice President, served as Principal Investigator for the Project and reviewed the report.

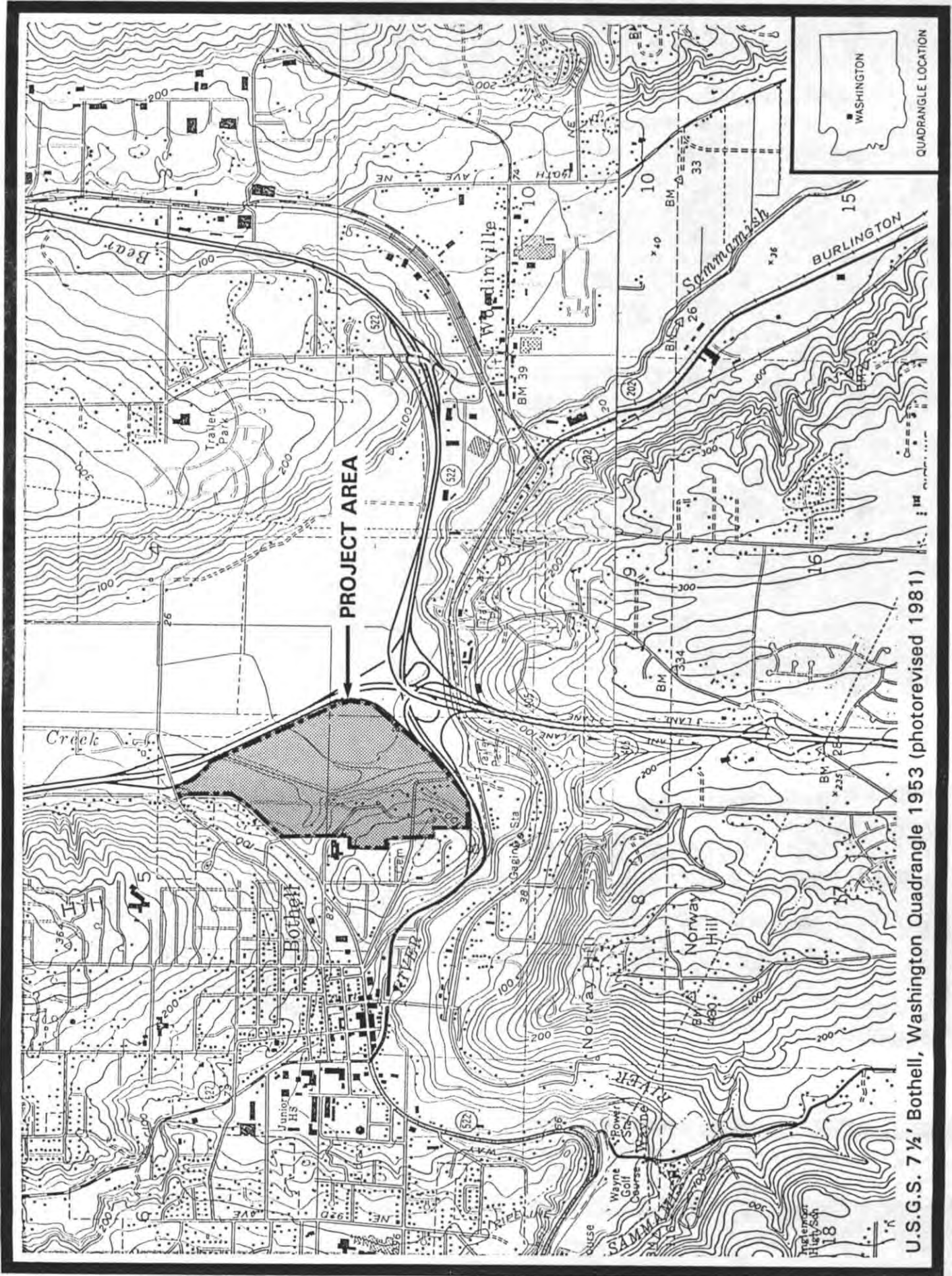
### 1.2 Report Organization

This document presents the results of the Truly Farms/Stringtown site archaeological assessment. The report contains six sections, including this introduction. Section 2.0 provides an environmental overview. The prehistoric, ethnohistoric, and historic background<sup>1</sup> of the region are presented in Section 3.0, while Section 4.0 discusses the methods and results of the

---

<sup>1</sup> Information on the historical background of the Bothell area and the Truly Farm site is included in a separate report: John P. Warner, HRA, Inc., 1995, *Historical Resources Assessment of the University of Washington, Bothell Branch and Cascadia Community College Collocation Project at the Truly Farms/Stringtown Site, Bothell, Washington.*

background research and field survey. An evaluation of the archaeological resources is provided in Section 5.0. Section 6.0 lists the references cited in the report.



U.S.G.S. 7 1/2' Bothell, Washington Quadrangle 1953 (photorevised 1981)

Figure 1-1 Location of Project Area



## 2.0 ENVIRONMENTAL OVERVIEW

### 2.1 Geology, Hydrology, and Climate

#### *Geology and Hydrology*

The Project Area is located within the Puget Lowland Physiographic Province (Franklin and Dyrness 1973; Rosenfeld 1993:41), a long, narrow depression bounded by the Canadian border on the north, the Olympic Peninsula and the northern portion of the Coast Range on the west, and the Southern Washington and Northern Cascades on the east (Figure 2-1).

The Project Area lies within the Sammamish watershed. The Sammamish River flows out of Lake Sammamish, approximately 9 miles southeast of Bothell, Washington. From its headwaters, the Sammamish flows north-northwest to Woodinville, where it turns due west and empties into Lake Washington near Kenmore. Numerous tributaries drain into the Sammamish including North Creek, which currently roughly bisects the Truly Farms/Stringtown site as it flows through the Project Area.

In overall structure, the Puget Lowland is a tertiary downwarp between the Cascade and Coast Range uplifts. Hills within the lowlands are most frequently composed of Eocene basalts that are relatively resistant to erosion. On the eastern edge of the Puget Lowlands Province, the bedrock consists primarily of nonmarine andesitic and basaltic flows correlated with the Cascades. Sedimentary formations are interbedded with the flows and often contain fossils that are useful for dating and interpretation (McKee 1972).

The present topography of the Puget Lowland Province is primarily a result of glaciation. During the Vashon Stade, which reached its maximum approximately 18,000 years ago (Pielou 1991), the Cordilleran ice sheet split into two lobes at the junction of the Puget Lowland with the Strait of Juan de Fuca. The eastern lobe, known as the Puget Lobe, pushed into the area that is now Puget Sound and extended over the entire Puget basin to a depth of 4,000 feet. As it advanced, the glacier extended to the northeast front of the Olympic Mountains and effectively dammed the entire lowland. By approximately 14,000 years ago the Puget lobe had retreated from its southern terminus just south of Olympia to the vicinity of Seattle. By 13,000 years ago the glacier had thinned sufficiently to allow marine water into the Puget Lowland. The remaining ice floated, resulting in the eventual deposition of glaciomarine drift over an area of approximately 18,000 km<sup>2</sup>. A series of radiocarbon dates derived from shells and wood preserved in the drift indicate that it was deposited from berg ice over the entire region nearly simultaneously, as opposed to transgressively from a retreating, calving ice front (Blunt et al. 1987). Geologists now maintain that the Cordilleran ice sheet readvanced a short distance into the northern Puget Lowland during the Sumas Stade, approximately 11,500 years ago. Radiocarbon dates indicate that the Sumas ice had again retreated by 10,000 years ago.

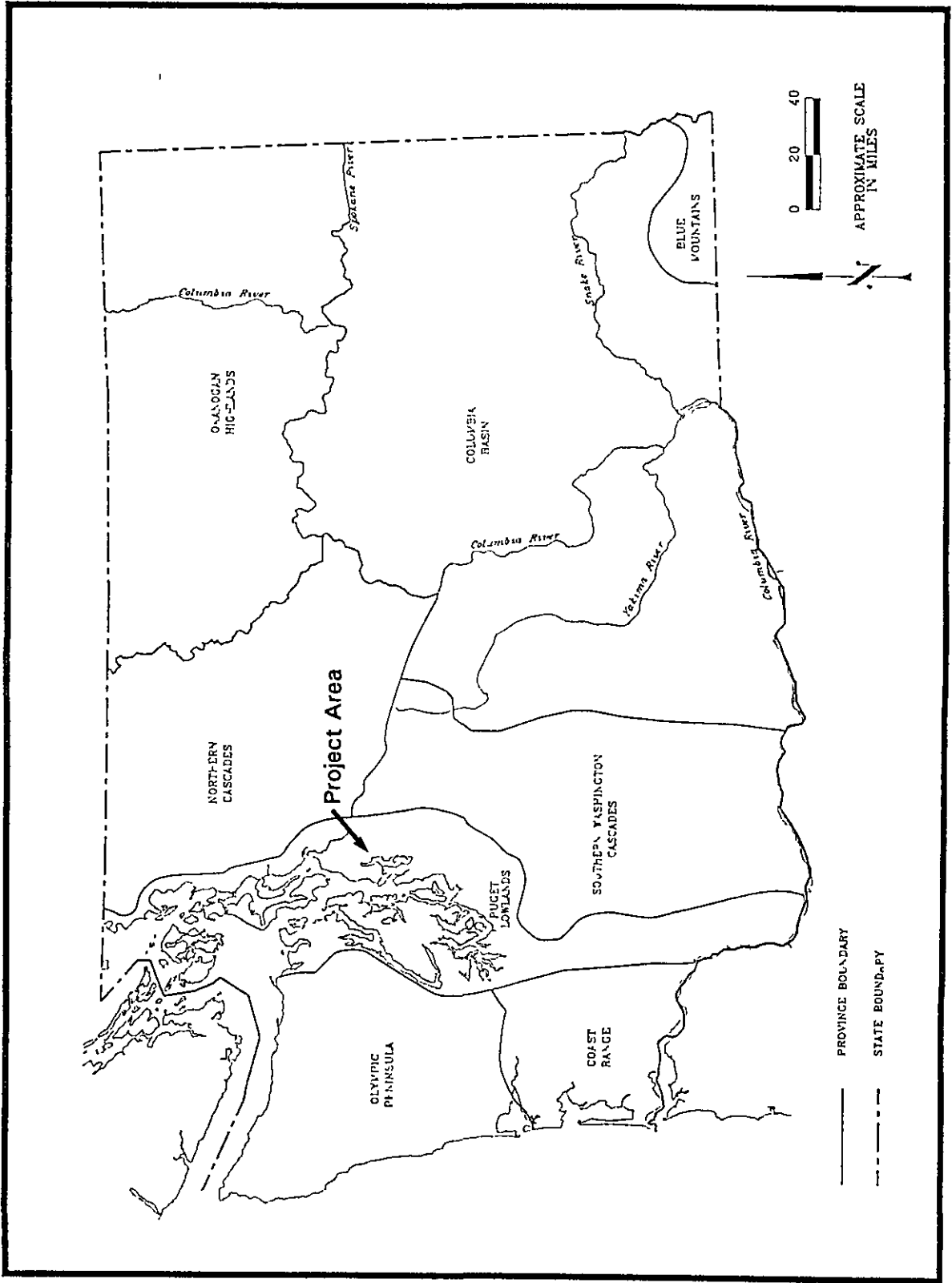


Figure 2-1 Physiographic Provinces in Washington State (based on Franklin and Dyrness 1973; Rosenfeld 1993)

There is no doubt that the repeated advance and retreat of glacial ice in the Puget Lowland and the resulting changes in sea level due to isostatic and eustatic processes has major implications for the preservation and visibility of archaeological remains in the region (cf. Campbell 1981; Johnson and Stright 1991; Stright 1990; Whittaker and Stein 1992). The deposition of glaciomarine and other sediments (e.g., till and outwash sands and gravels), as well as erosion and inundation, play a role in determining the nature and age of archaeological remains recoverable in the region. Relict late Wisconsin landforms (e.g., river valleys, bays, lagoons, and rock outcrops) are areas where cultural deposits are most likely to be discovered (Stright 1990:461).

### *Climate*

Since it is a commonly held view that humans did not populate the New World until the end of the Pleistocene, many studies of climate change in the archaeological literature concentrate on the last 12,000 years. The standard scenario, supported by palynological studies in the Puget Lowland (e.g., Barnosky 1981, 1985; Barnosky et al. 1987; Hansen 1946; Heusser 1960, 1983, 1985), is that the Northern Hemisphere has experienced broad climatic shifts since the late Pleistocene, summarized as follows: 1) late Pleistocene glacial to periglacial conditions (approximately 20,000 to 14,500 years ago); 2) early Holocene warming with generally cool and moist conditions (14,500 to 9,500 years ago); 3) mid-Holocene warm and dry period, known as the Hypsithermal (approximately 9,500 to 4,500 years ago); and, 4) late Holocene (4,500 years ago to the present) return to cooler, more moist conditions marking the beginning of the Neoglaciation.

A broad area like the Pacific Northwest can experience substantial local climatic variation that is suppressed over larger geographic areas (Campbell 1981:23). Thus, although the scenario of late Pleistocene and Holocene climatic change outlined above appears adequately to reflect broad-scale tendencies, caution must be exercised in applying the scheme to specific regions.

## **2.2 Flora and Fauna**

As the glacial ice retreated near the end of the Pleistocene, the exposed land that had been covered by ice was essentially barren. Over the centuries, the glaciated landscapes became colonized with a variety of plants and animals that were previously confined to glacial refugia (Pielou 1991), and processes of plant succession created vegetated landscapes. The distribution and kinds of species have changed dramatically over the millennia following the melting of the glacial ice (Martin and Klein 1984; Pielou 1991).

The distribution of plants across the landscape is commonly classified using a hierarchical system. Provinces are the highest level of the plant hierarchy and are based upon physiognomic and geographic criteria. In Washington, three (Frenkel 1985:60) or four (Franklin and Dyrness 1973:44) provinces are recognized. The three-province scheme divides the state into Forest Province, Shrub-Steppe Province, and Alpine Province. Although there is no one-to-one

relationship between physiographic provinces and vegetation provinces, there is a high correlation. This is simply because plant colonization depends on the same variables that suggest the boundaries for the physiographic province divisions: elevation, geology, and climate.

Zones may be defined as the area in which one plant association is the climax community (Franklin and Dyrness 1973:46). They are the most useful division for this report because they ideally delineate an area of uniform macroclimate and extend over broad regions. Although zonal divisions tend to reflect plant responses to strong gradients in temperature and moisture, they are generalizations and must be applied with caution.

The dominant vegetation province in the Puget Lowland is the Forest Province (Franklin and Dyrness 1973; Frenkel 1985). A single zone is dominant in the Puget Lowland: the *Tsuga heterophylla* or Western Hemlock Zone. Douglas-fir (*Pseudotsuga menziesii*) is actually the dominant tree in this zone even though the zone is not named for this tree. Western red cedar (*Thuja plicata*) is the third tree that consistently occurs in the *Tsuga heterophylla* zone. Western white pine (*Pinus monticola*) and lodgepole pine (*Pinus contorta*) are common in the Puget Sound area of this zone, as they grow on glacial drift. Much of the Puget Lowland has been heavily logged. In disturbed areas that are moist, western red cedar is often replaced by red alder (*Alnus rubra*) and bigleaf maple (*Acer macrophyllum*). In disturbed drier areas, western hemlock gives way to Douglas fir and, at higher elevations, Pacific silver fir (*Abies amabilis*).

Terrestrial fauna common to the Puget Lowland include deer (*Odocoileus* spp.), elk (*Cervus canadensis*), black bear (*Ursus americanus*), coyote (*Canis latrans*), fox (*Vulpes fulva*), mountain lion (*Felis concolor*), and bobcat (*Lynx rufus*). All of these large mammals have fairly extensive ranges and were at one time common in both bottomland and upland areas of the province. Mountain sheep (*Ovis canadensis*) and mountain goat (*Oreamo americanus*) once common, still inhabit the higher elevation areas of the region. Marshy habitats in the region typically supported a specialized but diverse array of fauna that still includes raccoon (*Procyon lotor*), mink (*Mustela vison*), river otter (*Lutra canadensis*), beaver (*Castor canadensis*), and muskrat (*Ondatra zibethica*). In addition, a great variety of migratory waterfowl spend a portion of the year in the marshy areas of the Puget Lowland (Blukis Onat 1987; Campbell 1981; Dalquest 1948; Thompson 1978).

The aquatic environments of the Puget Lowlands are varied and include freshwater lakes, streams, and rivers, and a variety of marine microenvironments. Estuarine tidal flats, characterized by sandy to muddy substrate, support native oyster (*Ostrea lurida*), basket cockle (*Clinocardium nuttalli*) and a number of species of clams. A variety of estuarine fish are common in the region.

Anadromous fish also pass through the riverine microenvironment. These fish, primarily various species of salmon (*Oncorhynchus* spp.), were probably the most important staple for native people living in the Puget Lowland during late prehistoric times. The relative abundance of different species of anadromous fish in the river channels and the timing of their passage is specific to each river drainage. Other fish that are permanent residents of the Puget Lowland

rivers, streams, and lakes include various species of trout (*Salmo spp.*) and Dolly Varden (*Salvelinus malma*).

### 3.0 CULTURAL OVERVIEW

The following report sections provide general information regarding the cultural setting of the region. The vicinity of the Project Area may have been used by prehistoric and ethnohistoric inhabitants gathering/processing resources in, or traveling through, the wooded uplands and along the margins of the Sammamish River and North Creek. Archaeological materials associated with these activities could be present in the Project Area. Historic-period activities such as logging, agriculture, and residential use could produce archaeological deposits in the Truly Farms/Stringtown site. The methods used during the archaeological survey to test these expectations are outlined in Section 4.0 of this report.

#### 3.1 Prehistory

In the course of 325 archaeological surveys conducted in the Southern Puget Sound Study Unit as of 1987, archaeologists recorded 299 prehistoric sites (Wessen and Stilson 1987). These are categorized into four descriptive types, based on their content and geological context: shell middens, wet sites, lithic sites, and rock shelters (Wessen and Stilson 1987:13-16).

Knowledge of the region's prehistory is built primarily on data recovered from shell middens and lithic scatters. Information is limited regarding other aspects of the cultural adaptation and how they are interrelated. Consequently, there presently exists no comprehensive synthesis of regional chronology, subsistence and trading systems, and cultural dynamics for the region as a whole.

The cultural sequence that has been developed is based on the chronology devised by Kidd (1964 [see Table 3-1]), and is usually divided into three developmental periods. These divisions are arbitrary and should not necessarily be assumed to be correlated with adaptational shifts in the aboriginal settlement and subsistence systems (Campbell 1981). The "current" portion of Table 3-1 reflects an evolution of views over the past three decades.

Kidd's chronology reflects a lack of consideration of geologic processes and the interaction of such forces with the archaeological record. Data about site formation and processes such as sea level change are just recently being integrated into archaeological research to provide a more complete understanding of the record.

For example, early lowland sites that indicate a dependence on marine resources are likely to have been inundated by rising sea levels (Whittaker and Stein 1992; Stright 1990). Consequently, remaining late Pleistocene/Early Holocene sites would be those located in non-littoral, inland contexts that represent only part of the total subsistence system. Later sites, however, would still be archaeologically visible along the modern shorelines. Thus, the apparent increasing dependence on marine resources over time may only reflect preservation bias,



Table 3-1 Models of Prehistoric Change in the Southern Puget Sound Region (From Wessen and Stilson 1987:Table 6)

Research Issue	Early Period 8000-5000 B.P.	Middle Period 5000-1000 B.P.	Late Period 1000-250 B.P.
<i>Kidd (1964)</i>			
Land Use	generalized marine littoral and major rivers	modern shores, islands	ethnographically described: saltwater shores and rivers
Settlement	small seasonal occupation areas	seasonal village, camps	winter villages, seasonal camps
Subsistence	generalized hunting and gathering	increased specialization	specialized seasonal collectors
Technology	large stone tools, lanceolate points	stone grinding, bone and antler tools, small side-notched and triangular points	emphasis on bone and antler tools, decrease in stone tool use, small side-notched and triangular points
.....			
<i>Current</i>			
Land Use	aquatic/littoral	aquatic/littoral	aquatic/littoral
Settlement	seasonal camps	seasonal village	winter village and seasonal camps
Subsistence	aquatic foragers	increasingly marine/riverine orientation	specialized seasonal collectors
Technology	stone; some bone and antler; perishable items likely	stone; increase in bone, antler, and perishable items	stone, bone, antler, and perishable items common

changing distributions of resources, geological processes preferentially obscuring shoreline sites, or a combination of these factors.

### 3.2 Ethnohistory

The Project Area and its vicinity was occupied by the Duwamish Indians, a Coast Salish-speaking group (Figure 3-1) (Haeberlin and Gunther 1930; Spier 1936; Swanton 1952). The Duwamish consisted of a number of bands, including the Sammamish who occupied much of the area along the river that bears their name (Swanton 1952).

The Duwamish bands oriented their settlement-subsistence systems toward the saltwater, riverine, and inland environments in their territories (Haeberlin and Gunther 1930). As with other Coast Salish groups in western Washington, the Duwamish relied on salmon and shellfish as staple resources. They established fishing stations along area streams, from which they



harvested various salmonid runs, including steelhead trout, which were probably available from September through December (Campbell 1981; Haeberlin and Gunther 1930).

The focus of the Duwamish yearly cycle was the permanent winter village, which consisted of one or more cedar plank longhouses in which as many as eight families resided (Haeberlin and Gunther 1930; Smith 1940). At other times of the year, the Duwamish used temporary pole and mat structures that were easily transported. Winter villages may not have been completely abandoned during the warmer months as family groups moved to various environmental zones seasonally to harvest abundant resources, process them for storage, and then transport the supplies to the permanent village. These resources included roots, berries, and other plant products. Hunting land mammals was important to inland groups, with some men specializing in the pursuit of deer, elk, bear, and beaver. The groups also trapped waterfowl in nets and hunted other birds.

Duwamish place names in the vicinity of the Project Area include *sts!ap*, meaning "crooked" or "meandering," located upriver from Bothell at Squawk Slough; *TL!ahwa'dis*, "something growing or sprouting," a village on the north shore of Lake Washington at the mouth of the Sammamish River; and *Cxa'tcugwEs*, "where the lake becomes elongated," referring to the narrow estuary where the Sammamish River enters Lake Washington (Waterman 1922:179, 190). Another village, *Stsapabsh*, was located on the present site of Woodinville (Margeson 1982:C1). The Duwamish called North Creek, which flows through the Project Area, *Ctsel*. A stream entering the Sammamish River from the south, below the town of Bothell, was called *Xa'palbl*, meaning "brush piled up" (Waterman 1920).

### *Effects of Contact*

The arrival of Euroamericans in the Pacific Northwest altered the economy and technology of the Native Americans. Euroamericans introduced cloth, kettles, pots, guns, beads, and tobacco into the region as trade goods in exchange for beaver, sea otter, fox, and other furs (Silverstein 1990:535). Unfortunately, disease was another import to the Pacific Northwest. At least two waves of smallpox, in 1801 and 1853, and the "fever and ague" malaria epidemic of 1830 decimated the Native American populations of the Northwest Coast (Cook 1955:313; Boyd 1990:139). Pre-Euroamerican contact population figures for the Northwest Coast before the epidemics are as high as 188,344. However, by 1870 Native Americans numbered less than 35,000 (Boyd 1990:147)

### *Treaties*

In 1855, Isaac I. Stevens, Governor and *ex officio* Superintendent of Indian Affairs for the Washington Territory, initiated a series of treaty negotiations with the Duwamish, Suquamish, Snoqualmie, Snohomish, Stillaguamish, Swinomish, Skagit, Lummi and other western Washington Tribes. The treaties created small reservations within the Tribes' traditional territory, and protected fishing, hunting, and harvesting rights. During the winter of 1855-1856, several hundred Indian warriors, from several different tribes, staged an uprising and attacked

the town of Seattle on two separate occasions. The Indians scored several victories, but failed to dislodge the Euroamericans from the area (Marino 1990).

Although the Governor assigned western Washington Native Americans to reservations, no removal program was instituted for the groups in the northeastern portion of Puget Sound (Marino 1990). The Duwamish, Samish, Snohomish, Snoqualmie, and Steilacoom formed the Small Tribes Organization of Western Washington in the late 1960s to consolidate their efforts to receive a settlement and recognition from the United States for seizure of their tribal lands (Marino 1990).

### 3.3 History

The earliest American settlers in the Puget Sound region came in 1845 (Heritage League 1990:4). By the following year the Americans were able to push the English up to the Forty-ninth Parallel. Distractions from Ireland, the demise of the fur trade, and a desire to avoid war with the United States prompted the English to relinquish most of the lands north of the Columbia. In 1853 there were nearly 4,000 non-Indian residents in the lower Puget Sound region -- and that year they convinced Congress to create Washington Territory (Schwantes 1989:95-106; Kavanaugh 1977:7). By 1889 the population was sufficient for Washington to achieve statehood. At this time, the Puget Sound area was well-known for its dairy farms as well as for logging and lumbering<sup>2</sup>.

An especially significant stimulus for settlement was the Donation Land Claim Act of 1850. This law allowed each white male citizen of at least eighteen years of age 320 acres of land. If he was married, his wife was entitled to claim an additional 320 acres. The government required the claimant to reside on the land and cultivate it for four years. The liberal terms of the Donation Land Claim Act helped swell the stream of immigration to the lower Puget Sound Basin (Schwantes 1989:103).

During the 1850s, this influx of settlement resulted in conflicts with Native Americans, who resented encroachment on their lands. The Donation Land Act, which encouraged whites to squat in some areas not yet ceded by the Indians, was a major cause of animosity. In fact, one of the initial tasks of Isaac Stevens -- Washington's first territorial governor -- was to reach agreements with Native Americans for land cessions. The goal was to remove Indians from areas of white settlement to reservations, opening the area for continued settlement. After hasty negotiations, Stevens convinced most Native Americans in Washington Territory to relinquish title to more than sixty-four million acres of land in exchange for annuities, retention of their fishing rights, and title to circumscribed areas of land. Stevens was "heavy handed" in his

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<sup>2</sup> Information on the historical background of the Bothell area and the Truly Farm site is included in a separate report: John P. Warner, HRA, Inc, 1995, *Historical Resources Assessment of the University of Washington, Bothell Branch and Cascadia Community College Collocation Project at the Truly Farms/Stringtown Site, Bothell, Washington.*

negotiations -- and many Indians did not understand the terms of the treaties. Consequently, resentment erupted in warfare throughout the Puget Sound area. Frightened whites, some of whom lost their cattle and cabins to the Indians, sought refuge in block houses. The uprising in the Puget Sound area lasted from around 1855 until 1857 (Schwantes 1989:104-106; Johansen and Gates 1967:256-258; Heritage League 1990:22).

The arrival of the railroad was a momentous development in the region's history. Once the lines were complete, the Northern Pacific and the Great Northern Railways embarked on an intensive worldwide campaign to promote the Puget Sound Basin. They issued advertisements and brochures describing opportunities for homesteading, and offered to transport settlers at a reduced rate (Schwantes 1989:153-161; Morgan 1979:76-211). The railroads also commissioned and circulated paintings of the region's spectacular scenery, hoping to lure tourists. Through opening eastern markets to the Puget Sound Basin, they promoted the development of natural resource-based industries, including agriculture, fisheries, and forest products.

## 4.0 METHODS AND RESULTS

### 4.1 Background Research and Consultation

HRA personnel examined King County archaeological survey and site records on file at the Washington State Office of Archaeology and Historic Preservation (OAHP) and reviewed pertinent archaeological, ethnohistorical, and historical literature available at the Special Collections Library at the University of Washington, National Archives Puget Sound Region, King County Landmarks Preservation Board, City of Bothell Community Planning Department, Bothell Historical Society, and Bothell Public Library. Publications used in the preparation of this report are listed in Section 6.0.

Three archaeological assessments have taken place within the immediate vicinity of the Project Area. In the late 1970s, archaeologists surveyed the Sammamish River Trail (Kennedy and Thomas 1977; Thomas 1978). The trail is located along the bank of the Sammamish River, and runs from Blyth and Sammamish River Parks in Bothell, to Redmond's Marymoor Park. Archaeologists examined site 45KI12, which was originally recorded in 1964, and noted thermally altered rock (TAR), debitage (flakes produced during stone tool manufacture), and a cobble tool in the area (Kennedy and Thomas 1977.2). This site lies approximately 0.2 miles south of Project Area. In 1981, archaeologists performed a cultural resources assessment of the Quadrant Corporate Park located northeast of the intersection of Interstate 405 and SR 522. The survey documented an archaeological site (45KI72), approximately 0.2 miles east of the Project Area. Materials observed at 45KI72 include TAR, debitage, a biface (a stone tool exhibiting flaking on both sides along an edge), cobble tool, and a lanceolate projectile point (Chatters 1981).

In 1985, archaeologists investigated portions of the Project Area in conjunction with a proposed retail development. Researchers sampled the Project Area by performing shovel tests in areas that they considered to contain the greatest potential for cultural deposits. These areas included the terraces in the western half of the Project Area, a knoll at the northern boundary, and the floodplain adjacent to the former channel of North Creek. No significant cultural resources were documented in the sampled areas (URS Corporation 1985). The retail development project was eventually dropped and, consequently, no formal report on the survey was filed with OAHP.

### 4.2 Field Survey

#### *Methods*

Prior to the survey, HRA examined 7.5-minute quadrangle maps and aerial photographs of the Project Area. This research facilitated identification of geomorphic features and areas of potential archaeological and historical sensitivity during the survey.



A crew of two HRA archaeologists surveyed the proposed campus site during July, 1995. The crew inventoried the upland portions of the study area by pedestrian survey using a 30-m transect interval. Portions of the survey area are characterized by very dense vegetation that severely limits ground visibility, making it nearly impossible to identify cultural material during surface inspection. To ease this source of inventory bias, where less than 50 percent of the surface was visible, the archaeologists cleared 1-m<sup>2</sup> exposures every 50 meters using a flat-bladed shovel (shovel scrapes). The field crew also inspected soil exposures such as heavy equipment disturbances, creek banks, windthrown trees, and molehills.

Within the North Creek floodplain, the crew used 10-cm-diameter manual augers to examine the subsurface for buried cultural deposits. Figure 4-1 shows the location of pedestrian and subsurface survey. Crewmembers excavated auger tests in 20-cm levels, screened sediment matrix through one-quarter-inch wire mesh, and recorded vegetation and landform information, and archaeological resources identified during the survey in field notebooks.

HRA did not survey an approximately five-acre segment of the Project Area that was cultivated just prior to the field investigation. This segment is located in the northern half of the Project Area, in the western half of the North Creek floodplain, and is bisected by a gravel road easement. The western border of this area is adjacent to the upland terrace (Figure 4-1).

The field crew recorded archaeological resources identified during the field inventory as either sites or isolated artifacts (isolates). Following standards accepted by the Washington OAHP, HRA defines a *site* as a cultural deposit exhibiting a density of ten or more artifacts per 10-m<sup>2</sup>. Deposits not meeting this criterion were recorded as *isolates*. The surveyors used copies of the project site map, pacing, and a compass to facilitate plotting the location of isolates, sites, and environmental features encountered during the course of the survey.

### *Results*

The upland portions of Project Area are characterized by a thick understory of berry vines, ferns, mosses, and shrubs. Mixed fir and deciduous trees occur on the upland terraces as well as along the banks of North Creek. Vegetation on the floodplain consists of numerous varieties of tall and short grasses. A segment of the northern half of the Project Area contains recently planted crops.

Sediments in the upland areas consist of silt with rounded and subrounded gravel and pebble inclusions. Auger tests in the North Creek floodplain reached an average depth of 106cm. Excavated sediments included silt, generally in the upper 60cm, with increasing clay with depth. Pebble and gravel inclusions were confined to the upper 50cm, and typically occurred in concentrations of less than 10 percent. The field crew noted clearly defined lenses of medium sand in three of the auger tests. The sand may indicate former channels of North Creek. A fine, light brownish-gray ashy silt and/or ashy clay layer occurred at an average depth of 73cm, with an average thickness of 36cm. These ashy deposits may be due to volcanic events (tephra), or localized forest fires.

As a result of the field survey, HRA documented three historic-period isolates in the western, upland portion of the Project Area. Two of the isolates consist of bottle glass fragments, the third is a single fragment of green-glazed ceramic. The historic-period glass and ceramic fragments lacked chronologically-diagnostic markers to aid in dating the materials, and in the absence of other historical associations, they do not appear to be significant cultural resources. HRA recommends no further archaeological work at the site.

## 5.0 SUMMARY AND MANAGEMENT RECOMMENDATIONS

As a result of the archaeological survey, HRA identified no significant prehistoric or historic archaeological materials. HRA recommends no other archaeological resources studies at the proposed University of Washington, Bothell Branch campus and Cascadia Community College Campus Collocation site. If archaeological remains are encountered during construction, supervisors should redirect activity away from the area and should contact Dr. Robert Whitlam of the Washington State Office of Archaeology and Historic Preservation (360-753-4405) to arrange for evaluation and treatment of the remains.

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**Cultural Resources Survey Cover Sheet**

**Author:** Linda Goetz Stutzman  
**Title:** Archaeological Resources Assessment of the University of Washington, Bothell Branch and Cascadia Community College Collocation Project at the Truly Farms/Stringtown Site, Bothell, Washington

**Date:** August 18, 1995

**County:** King      **Section:** 5,8,9    **Township:** 26 North    **Range:** 5E    **Quad:** Bothell

**Total Pgs:**24      **Acres:**130

**Site No.:**  
**Comments:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(For Author's Review)	
<b>This Report:</b>	
<input checked="" type="checkbox"/>	Describes the objectives & methods
<input checked="" type="checkbox"/>	Summarizes the results of the survey
<input checked="" type="checkbox"/>	Reports where the survey records and data are stored
Has a Research Design that:	
<input checked="" type="checkbox"/>	Details survey objectives
<input checked="" type="checkbox"/>	Details specific methods
<input type="checkbox"/>	Details expected results
<input checked="" type="checkbox"/>	Details area surveyed
<input checked="" type="checkbox"/>	Details how results will feedback into the planning process

---

**OAHP Use Only**

**NADB Document No.:** \_\_\_\_\_      **OAHP Log No.:** \_\_\_\_\_

My review results in the opinion this survey report \_\_\_ does \_\_\_ does not conform with the Secretary of the Interior's Standards for Identification.

**Signed:**

\_\_\_\_\_ **Date:** \_\_\_\_\_

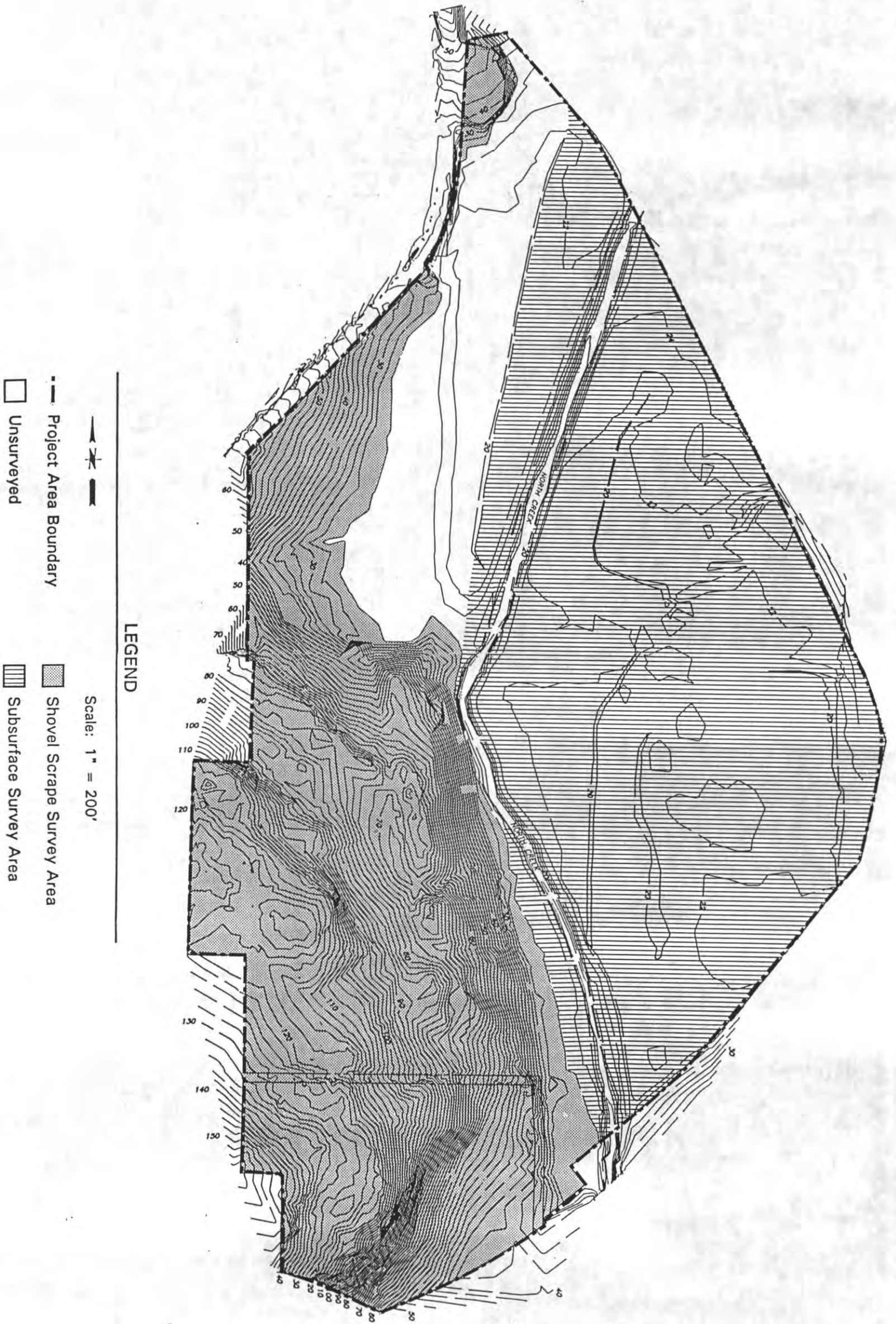


Figure 4-1 Cultural Resources Survey Area



November 20, 2017

The Honorable Michael Evans  
**Snohomish Tribe**  
11014 19<sup>th</sup> Avenue SE, Suite 8  
Everett, WA 98208-5121

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Evans,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu) by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao  
Vice President of Administrative Services



November 20, 2017

The Honorable Richard Young

**Tulip Tribes**  
6410 23<sup>rd</sup> Avenue NE  
Tulalip, WA 98271

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Young,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao  
Vice President of Administrative Services



November 20, 2017

The Honorable Steve Mullen-Moses  
**Snoqualmie Nation**  
P.O. Box 969  
9130 Railroad Avenue, Suite 103  
Snoqualmie, WA 98065

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Mullen-Moses,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

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If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu) by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao  
Vice President of Administrative Services





November 20, 2017

The Honorable Kerry Lyste  
**Stillaguamish Tribe of Indians**  
P.O. Box 2777  
Arlington, WA 98223-0277

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Lyste,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu) by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao  
Vice President of Administrative Services



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

May 23, 2022

Suzanne Gilbert  
Department of Enterprise Services  
PO Box 41476  
Olympia, Washington 98504

Re: Cascadia College Gateway Building Project  
Log No: 2017-11-08024-DES

Dear Suzanne Gilbert:

We have been contacted by Melody Leung, representing Cascadia College, pursuant to Executive Order 21-02. We have reviewed the materials she provided for the proposed Cascadia College Gateway Building Project, Bothell, King County, Washington.

We concur with the determination of No Adverse cultural resource impacts with the stipulation for an inadvertent discovery plan.

Please provide the correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of Executive Order 21-02.

In the event that archaeological or historic materials are encountered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribes and this department notified.

These comments are based on the information available at the time of this review and on the behalf of the State Historic Preservation Officer. Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

Robert G. Whitlam, Ph.D.  
State Archaeologist  
(360) 890-2615  
email: [rob.whitlam@dahp.wa.gov](mailto:rob.whitlam@dahp.wa.gov)



DAHP USE ONLY	
Date Received:	
DAHP Log #:	
Reviewer(s):	
<input type="checkbox"/> ARCHY	<input type="checkbox"/> BEU



**EZ-1 FORM**

**GEO 21-02**

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

New Consultation?  YES  NO  ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

**NOTE: To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer.**  
**NOTE: The form will automatically adjust to fit all your information.**

**Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review. A historic property inventory form or archaeological survey may need to be completed by a qualified cultural resource professional.**

SECTION 1: PROJECT INFORMATION		
Project Title: <b>Cascadia College Gateway Building</b>	<i>Provide 1-2 sentence summary of the project.</i>  construction of new Student Services building on Cascadia College campus.	
Property Name: <b>Cascadia College</b>		
Project Address: <b>18345 Campus Way NE</b>		
City / State / Zip: <b>Bothell, WA 98011</b>	County: <b>King</b>	Township / Range / Section: <b>T26NR5E/Sec 8</b>

SECTION 2: PROJECT DESCRIPTION	
Project includes (check all that apply): <input checked="" type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> GROUND DISTURBANCE <input type="checkbox"/> REHABILITATION / RENOVATION <input type="checkbox"/> ACQUISITION	
Are any buildings 45 years or older going to be impacted in any of the above ways by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> NOT SURE	<input type="checkbox"/> Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.
If you do not know the age of the building(s) this is usually available through the county assessor web parcel search. To find this page put in the name of the county, Washington assessor property search into your web search engine of choice. I.e.. Adams county Washington assessor property search.	
Are there any Federal funds, lands, permits, or licenses involved in/required by this project? <input type="radio"/> YES <input checked="" type="radio"/> NO <input type="radio"/> NOT SURE	If Yes, what Federal Agency?
Have you already received a grant? <input type="radio"/> YES <input type="radio"/> NO, WE ARE APPLYING NOW <input type="radio"/> NO, WE HAVE NOT APPLIED YET <input checked="" type="radio"/> NOT SURE	

SECTION 3: STATE AGENCY INFORMATION		
State Agency: <b>WA State Dept. of Enterprise Services, Engineering&amp;Architectural Services</b>	Grant / Loan Program Name: <b>Capital Projects funds</b>	Direct Appropriation? <input checked="" type="checkbox"/>
Contact Person: <b>Suzanne Gilbert</b>	Phone: <b>360.490.0621</b>	e-mail: <b>suzanne.gilbert@des.wa.gov</b>
Funding biennium? <b>2023-2025</b>	Requested grant / loan amount:	Total project amount: <b>\$24,800,000</b>

SECTION 4: CONTACT INFORMATION	
Submitter Name: <b>Melody Leung (Owner's Rep)</b>	Submitter Organization: <b>Cascadia College</b>
Submitter Address: <b>18345 Campus Way NE</b>	City / State / Zip: <b>Bothell, WA 98011</b>
Submitter Phone: <b>206.624.2777</b>	Submitter e-mail: <b>melody@stemperac.com</b>

DAHP DETERMINATION (DAHP USE ONLY)	
<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an <b>ADVERSE IMPACT</b> on historic properties.
<input type="checkbox"/> There are <b>NO HISTORIC PROPERTIES IMPACTED</b> by the proposed project.	<input type="checkbox"/> DAHP requires <b>ADDITIONAL INFORMATION</b> in order to complete review (see attached).
<input type="checkbox"/> The project will have <b>NO ADVERSE IMPACT</b> on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> INADVERTENT DISCOVERY PLAN REQUIRED
	<input type="checkbox"/> MONITORING REQUIRED
	DAHP REVIEWER _____ DATE _____



**Instructions:** Please describe the type of work to be completed. Be as detailed as possible to avoid a request for additional information. Be sure to describe all ground disturbing activities in the appropriate box below and provide photos of areas of work.

**SECTION 5: ATTACHMENTS**

Please email completed form and all attachments to:  
**2102@dahp.wa.gov**

- MAP** - Be sure to show the project boundary and location of property(ies). *See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.*
- DESCRIPTION / SCOPE OF WORK** - Describe the project, including any ground disturbance. *See Section 6 for an optional template.*

- SITE PLAN / DRAWINGS** - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.
- PHOTOGRAPHS** - Attach digital photographs showing the project site, including images of all resources. *Photos submitted through WISAARD may suffice.*

**SECTION 6: ADD'L PROJECT INFORMATION**

Provide a detailed description of the proposed project:

Cascadia College previously consulted with DAHP (DAHP log 2017-11-08024-OFM) regarding this project, however COVID-19 delayed plans. During previous consultation, DAHP concurred that the proposed project would result in no cultural resource impacts. The proposed Gateway Building is in Predesign Phase which includes stakeholder meetings to determine programming spaces for the future Student Services building, review of the proposed building site, and a general determination of the building size in accordance with the square footage and budget allowed as submitted in the 2017 Project Request Report (PRR). The previous PRR indicated that the building would be approximately 61,000 sq ft, contained in a four level structure, with one level below grade. However, the last two years of COVID-19 events have greatly impacted construction materials and costs such that modified programming and square footage revisions will be required to meet set budgets indicated in the PRR. The Predesign Phase and the hired Architect/Engineering Team seek to determine a reduced square footage and building configuration based on this premise. These plans will be finalized by end of June 2022. While the size and configuration of the building may differ from earlier plans, the building will be in the same location.

Describe the existing project site conditions (include building age, if applicable):

The site conditions at the location of the proposed Gateway Building include two grassy areas bisected by a paved road at the north end of campus. Campus buildings surround the location to the west, east, and south; campus roads form the northern border of the project site.

If there are ground disturbing activities proposed, describe them *including the approximate depth of ground disturbance*:

Ground disturbing activities will include building foundation and may include one level below grade. Tying in utilities to the new building will also involve ground disturbing activities.

**Instructions:** Please attach a MAP clearly showing the project area. Please click here for tutorial on creating a map if you don't have one clearly showing the project area.

**SECTION 7: MAP / Area of Potential Effect**



**CLICK IN THE BOX ABOVE TO ADD A MAP  
 MAP MUST BE IN JPG FORMAT**



MAY 06, 2022

**Snoqualmie Indian Tribe**

Honorable Robert de los Angeles, Chair  
P.O. Box 969  
Snoqualmie, WA 98065

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair De Los Angeles:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously contacted Snoqualmie Indian Tribe in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as earlier but is likely to have a modified configuration and reduced square footage. A copy of our previous correspondence is attached for your convenience.

We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project as we resume the planning process. As DAHP had previously concurred with the determination of no cultural resources impacts, we do not anticipate any further cultural resources review will be required.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: [emurray@cascadia.edu](mailto:emurray@cascadia.edu).

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray  
President, Cascadia College

Encl: Campus Map, 2017 Correspondence Letter  
Cc: Steven Moses, THPO

# CAMPUS MAP

# CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



**SITE OF CC5**  
The Gateway Building



**Legend:**

UW Bothell	Restrooms
Shared Building	Smoking area
Cascadia CC	Elevators
Accessible parking	Public Pay Parking
	Transit Station





November 20, 2017

The Honorable Steve Mullen-Moses  
**Snoqualmie Nation**  
P.O. Box 969  
9130 Railroad Avenue, Suite 103  
Snoqualmie, WA 98065

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Mullen-Moses,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu) by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao  
Vice President of Administrative Services



**EMAIL RESPONSE FROM: Snoqualmie Indian Tribe**

---

**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Sent:** Wednesday, June 8, 2022 7:11 AM  
**To:** Adam Osbekoff <[adam@snoqualmientribe.us](mailto:adam@snoqualmientribe.us)>  
**Cc:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>  
**Subject:** RE: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Thanks Adam –

I have cc'd here Meagan Walker, my VP of External Relations & Planning. She will be your contact, note the request, and reach out when we get to that stage of the project.

Eric

[Original Message]:

**From:** Adam Osbekoff <[adam@snoqualmientribe.us](mailto:adam@snoqualmientribe.us)>  
**Sent:** Tuesday, June 7, 2022 10:20 PM  
**To:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Subject:** The Gateway Building – A Student Services and Instruction Building, Cascadia College

Hello Eric

The Snoqualmie Indian Tribes Department of Archaeology and Historic Preservation request that our department have the opportunity to be onsite during any ground disturbing activities associated with the above mentioned project.

Thank you

Adam Osbekoff



MAY 06, 2022

**Squaxin Island Tribe**

Honorable Kristopher Peters, Chair  
10 SE Squaxin Lane  
Shelton, WA 98584

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair Peters:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously consulted with the Department of Archaeology and Historic Preservation (DAHP) in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as proposed earlier (see enclosed map), but is likely to have a modified configuration and reduced square footage.

We have provided the DAHP with information about the project as we resume the planning process. Our earlier review concluded there would be no cultural resources impacts from the project. As we resume the planning process, we realize that Squaxin Island Tribe was not included in earlier consultation. We apologize for this oversight, and we seek to provide the Squaxin Island Tribe with an opportunity to review the project and provide comments about potential project impacts.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: [emurray@cascadia.edu](mailto:emurray@cascadia.edu).

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray  
President, Cascadia College

Encl: Campus Map

Cc: Rhonda Foster, THPO; Shaun Dinubilo, Tribal Archaeologist

# CAMPUS MAP

# CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



**SITE OF CC5**  
The Gateway Building



**Legend:**

UW Bothell	Restrooms
Shared Building	Smoking area
Cascadia CC	Elevators
Accessible parking	Public Pay Parking
	Transit Station



**EMAIL RESPONSE FROM: Squaxin Island Tribe**

---

**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Sent:** Thursday, May 12, 2022 7:08 AM  
**To:** Shaun Dinubilo <[sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>  
**Cc:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>  
**Subject:** RE: Correspondence from Cascadia College

Hi Shaun.  
Thanks for the response and will do! Thanks so much for the reply.  
Eric

**From:** Shaun Dinubilo <[sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>  
**Sent:** Wednesday, May 11, 2022 3:23 PM  
**To:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Subject:** RE: Correspondence from Cascadia College

Hello Eric,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us).



Shaun Dinubilo  
Archaeologist  
Cultural Resource Department  
Squaxin Island Tribe  
200 S.E. Billy Frank Jr. Way  
Shelton, WA 98584  
Office Phone: 360-432-3998  
Cell Phone: 360-870-6324  
Email: [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)  
Email is my preferred method of communication.



**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>

**Sent:** Friday, May 6, 2022 2:13 PM

**To:** Kris Peters <[kpeters@squaxin.us](mailto:kpeters@squaxin.us)>

**Cc:** Rhonda Foster <[rfoster@squaxin.us](mailto:rfoster@squaxin.us)>; Shaun Dinubilo <[sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)>

**Subject:** Correspondence from Cascadia College

Honorable Kristopher Peters,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



**Eric W. Murray,**

**Ph.D.**

(he/him/his)

**College President**

[www.cascadia.edu](http://www.cascadia.edu)



MAY 06, 2022

**Stillaguamish Tribe of Indians**

Honorable Eric White, Chair  
P.O. Box 277  
Arlington, WA 98223-0277

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair White:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously contacted Stillaguamish Tribe of Indians in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as earlier but is likely to have a modified configuration and reduced square footage. A copy of our previous correspondence is attached for your convenience.

We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project as we resume the planning process. As DAHP had previously concurred with the determination of no cultural resources impacts, we do not anticipate any further cultural resources review will be required.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: [emurray@cascadia.edu](mailto:emurray@cascadia.edu).

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray  
President, Cascadia College

Encl: Campus Map, 2017 Correspondence Letter  
Cc: Kerry Lyste, THPO



# CAMPUS MAP

# CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



**SITE OF CC5**  
The Gateway Building



**Legend:**

UW Bothell	Restrooms
Shared Building	Smoking area
Cascadia CC	Elevators
Accessible parking	Public Pay Parking
	Transit Station



November 20, 2017

The Honorable Kerry Lyste  
**Stillaguamish Tribe of Indians**  
P.O. Box 2777  
Arlington, WA 98223-0277

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Lyste,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu) by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "Terence Hsiao".

Terence Hsiao  
Vice President of Administrative Services



**EMAIL RESPONSE FROM: Stillaguamish Tribe of Indians**

---

**From:** Eric White <[ewhite@stillaguamish.com](mailto:ewhite@stillaguamish.com)>  
**Sent:** Monday, June 6, 2022 1:59 PM  
**To:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>  
**Cc:** Kerry Lyste <[klyste@stillaguamish.com](mailto:klyste@stillaguamish.com)>  
**Subject:** RE: Correspondence from Cascadia College

Meagan,

I acknowledge receipt of the original email.

Thank you,

**Eric White | Chairman**

Direct Line: (360)572-3010  
Phone: (360)652-7362  
Cell Phone: (360)770-3949  
Fax: (360)659-3624

**Accounting Department**

3322 236<sup>th</sup> St NE  
Arlington Wa 98223



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**From:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>  
**Sent:** Monday, June 6, 2022 1:46 PM  
**To:** Eric White <[ewhite@stillaguamish.com](mailto:ewhite@stillaguamish.com)>  
**Cc:** Kerry Lyste <[klyste@stillaguamish.com](mailto:klyste@stillaguamish.com)>  
**Subject:** Re: Correspondence from Cascadia College

Honorable Eric White,

I am following up with you about the email (below and attached), which was originally sent by Cascadia College president, Eric Murray. Cascadia is looking to construct a student services building. and have provided the Washington State Department of Archeology and Historic Preservation (DAHP) with information about the project.



At this time, we are seeking your written acknowledgment of the receipt of this notification . You may do this by simply replying to this email.

We will, of course, halt all work if any archeological resources are discovered during the process.

Respectfully,

Thank you,  
Meagan Walker  
Vice President for External Resources and Planning

---

**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Sent:** Friday, May 6, 2022 2:08 PM  
**To:** [ewhite@stillaguamish.com](mailto:ewhite@stillaguamish.com) <[ewhite@stillaguamish.com](mailto:ewhite@stillaguamish.com)>  
**Cc:** [klyste@stillaguamish.com](mailto:klyste@stillaguamish.com) <[klyste@stillaguamish.com](mailto:klyste@stillaguamish.com)>  
**Subject:** Correspondence from Cascadia College

Honorable Eric White,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



**Eric W. Murray, Ph.D.**

(he/him/his)

**College President**

[www.cascadia.edu](http://www.cascadia.edu) [[cascadia.edu](http://cascadia.edu)]



MAY 06, 2022

**Suquamish Tribe**

Honorable Leonard Forsman, Chair  
P.O. Box 498  
Suquamish, WA

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair Forsman:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously consulted with the Department of Archaeology and Historic Preservation (DAHP) in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as proposed earlier (see enclosed map), but is likely to have a modified configuration and reduced square footage.

We have provided the DAHP with information about the project as we resume the planning process. Our earlier review concluded there would be no cultural resources impacts from the project. As we resume the planning process, we realize that Suquamish Tribe was not included in earlier consultation. We apologize for this oversight, and we seek to provide the Suquamish Tribe with an opportunity to review the project and provide comments about potential project impacts.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: [emurray@cascadia.edu](mailto:emurray@cascadia.edu).

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray  
President, Cascadia College

Encl: Campus Map

Cc: Dennis Lewarch, THPO

# CAMPUS MAP

# CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



**SITE OF CC5**  
The Gateway Building



**Legend:**

	UW Bothell		Restrooms
	Shared Building		Smoking area
	Cascadia CC		Elevators
	Accessible parking		Public Pay Parking
			Transit Station



**EMAIL RESPONSE FROM: The Suquamish Tribe**

---

**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Sent:** Monday, May 9, 2022 3:06 PM  
**To:** Dennis Lewarch <[dlewarch@Suquamish.nsn.us](mailto:dlewarch@Suquamish.nsn.us)>; Leonard Forsman <[lforsman@suquamish.nsn.us](mailto:lforsman@suquamish.nsn.us)>  
**Cc:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>  
**Subject:** RE: Correspondence from Cascadia College

Thanks Dennis. Much appreciated.

**From:** Dennis Lewarch <[dlewarch@Suquamish.nsn.us](mailto:dlewarch@Suquamish.nsn.us)>  
**Sent:** Monday, May 9, 2022 2:04 PM  
**To:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>; Leonard Forsman <[lforsman@suquamish.nsn.us](mailto:lforsman@suquamish.nsn.us)>  
**Subject:** RE: Correspondence from Cascadia College

haʔł sləx̌il (good day)

Dear President Murray,

Thank you for consulting the Suquamish Tribe regarding the proposed construction project on the Cascadia College campus. The Tribe does not have ethnographic or historic period information specifically referencing the proposed building site. The Suquamish Tribe does not have concerns related to cultural resources and will defer to other Tribes in the area for cultural resource issues that may arise.

Best,

Dennis

tiḫiḫdubut čəx<sup>w</sup> (take care of yourself)  
*Every time you use Lushootseed you are breathing life into it.*

Dennis E. Lewarch  
*Tribal Historic Preservation Officer  
Archaeology and Historic Preservation Department  
Suquamish Tribe*



THE SUQUAMISH TRIBE

*Office Telephone:360-394-8529 Cell:360-509-1321 FAX:360-598-4666*

*Mailing Address:*  
P.O. Box 498  
Suquamish, WA 98392

*Suquamish Tribe Administration Building Street Address:*  
18490 Suquamish Way  
Suquamish, WA 98392





**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Sent:** Friday, May 6, 2022 2:15 PM  
**To:** Leonard Forsman <[lforsman@suquamish.nsn.us](mailto:lforsman@suquamish.nsn.us)>  
**Cc:** Dennis Lewarch <[dlewarch@Suquamish.nsn.us](mailto:dlewarch@Suquamish.nsn.us)>  
**Subject:** Correspondence from Cascadia College

Honorable Leonard Forsman,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



**Eric W. Murray,**  
**Ph.D.**  
(he/him/his)

**College President**  
[www.cascadia.edu](http://www.cascadia.edu)



MAY 06, 2022

**Tulalip Tribes**

Honorable Teri Gobin, Chair  
6406 Marine Drive  
Tulalip, WA 98271

Subject: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Dear Chair Gobin:

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new student services and instructional building located on our campus at 18345 Campus Way NE in Bothell, King County. The College is seeking capital funding to begin the building design starting Summer 2022, with construction tentatively planned for as early as Summer 2024.

Cascadia College previously contacted Tulalip Tribes in late 2017 about this project under the Executive Order 05-05 process; the COVID-19 pandemic led to delays, and we are revising our plans to address budget impacts and construction material costs. The building will be located in the same area as earlier but is likely to have a modified configuration and reduced square footage. A copy of our previous correspondence is attached for your convenience.

We have provided the Washington State Department of Archaeology and Historic Preservation (DAHP) with information about the project as we resume the planning process. As DAHP had previously concurred with the determination of no cultural resources impacts, we do not anticipate any further cultural resources review will be required.

In compliance with state law, Cascadia College is committed to an immediate halt in work if any archaeological resources are discovered during construction.

In accordance with Governor's Executive Order 21-02, we are required to have a written response from your office acknowledging receipt of this letter within 30 CALENDAR DAYS after May 06, 2022. If you have any questions or concerns, I can be reached at (425) 352-8810 Office of the President, or by email at: [emurray@cascadia.edu](mailto:emurray@cascadia.edu).

Respectfully,

A handwritten signature in black ink that reads "Eric W. Murray".

Dr. Eric Murray  
President, Cascadia College

Encl: Campus Map, 2017 Correspondance Letter  
Cc: Richard Young, Cultural Resources

# CAMPUS MAP

# CASCADIA COLLEGE & UNIVERSITY of WASHINGTON | BOTHELL



**SITE OF CC5**  
The Gateway Building



**Legend:**

	UW Bothell		Restrooms
	Shared Building		Smoking area
	Cascadia CC		Elevators
	Accessible parking		Public Pay Parking
			Transit Station



November 20, 2017

The Honorable Richard Young

**Tulip Tribes**  
6410 23<sup>rd</sup> Avenue NE  
Tulalip, WA 98271

**Subject: The Gateway Building – A Student Services and Instruction Building**  
Cascadia College

Mr. Young,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Cascadia College's intent to construct a new instructional building located on our campus at 18345 Campus Way NE in Bothell. The College is seeking capital funding to begin building design of the building in July of 2019, with the hope of beginning construction as early as the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

In addition, Cascadia College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 352-8196 or by e-mail at [thsiao@cascadia.edu](mailto:thsiao@cascadia.edu) by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Terence Hsiao', written over a light blue circular stamp.

Terence Hsiao  
Vice President of Administrative Services



**EMAIL RESPONSE FROM: Tulalip Tribes**

---

**From:** Richard Young <[ryoung@tulaliptribes-nsn.gov](mailto:ryoung@tulaliptribes-nsn.gov)>

**Sent:** Tuesday, June 7, 2022 11:46 AM

**To:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>

**Subject:** FW: The Gateway Building – A Student Services and Instruction Building, Cascadia College

Good morning,

Tulalip with has no concerns over the above mentioned project at this time and concurs with DAHP's recommendation of "no impacts to cultural resources" which is partially based on HRAs 1995 assessment "that no other archaeological resources studies needed at the Cascadia Community College Camus". Please do submit and follow an Inadvertent Discovery Plan so that in the unlikely event archaeological or historical resources are inadvertently discovered there is a plan laid out, there is always a chance of missing something when doing an archaeological assessment.

Thank you,

Richard Young  
Tulalip Tribes Cultural Resource Manager  
Hibulb Cultural Center  
6410 23<sup>rd</sup> Avenue N.E.  
Tulalip, WA 98271  
(425) 622-4303 cell – messages  
(360) 716-2652 Office

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**From:** Walker, Meagan <[mwalker@cascadia.edu](mailto:mwalker@cascadia.edu)>

**Sent:** Monday, June 6, 2022 1:41 PM

**To:** Teri Gobin <[trgobin@tulaliptribes-nsn.gov](mailto:trgobin@tulaliptribes-nsn.gov)>; Richard Young <[ryoung@tulaliptribes-nsn.gov](mailto:ryoung@tulaliptribes-nsn.gov)>

**Subject:** seeking response to notification

Hello Honorable Teri Gobin,

I am following up with you about the email (below and attached), which was originally sent by Cascadia College president, Eric Murray. Cascadia is looking to construct a student services building, and have provided the Washington State Department of Archeology and Historic Preservation (DAHP) with information about the project.

At this time, we are seeking your written acknowledgment of the receipt of this notification . You may do this by simply replying to this email.

We will, of course, halt all work if any archeological resources are discovered during the process.

Respectfully,

Thank you,  
Meagan Walker  
Vice President for External Resources and Planning



**From:** Murray, Eric <[emurray@cascadia.edu](mailto:emurray@cascadia.edu)>  
**Sent:** Friday, May 6, 2022 2:10 PM  
**To:** [trgobin@tulaliptribes-nsn.gov](mailto:trgobin@tulaliptribes-nsn.gov) <[trgobin@tulaliptribes-nsn.gov](mailto:trgobin@tulaliptribes-nsn.gov)>  
**Cc:**

<[ryoung@tulaliptribes-nsn.gov](mailto:ryoung@tulaliptribes-nsn.gov)>

---

**Subject:** Correspondence from Cascadia College

Honorable Teri Gobin,

Please find attached a communication from Cascadia College. Thank you for your time.

Sincerely,

Eric Murray



**Eric W. Murray,**  
**Ph.D.**  
(he/him/his)

**College President**  
[www.cascadia.edu](http://www.cascadia.edu)





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

November 16, 2017

Mr. Wayne Doty  
Director of Capital Budgets  
WA State Board for Community and Technical Colleges  
MS 42495  
Olympia, WA 98504-2495

In future correspondence please refer to:

Project Tracking Code: 2017-11-07962  
Property: Edmonds Community College--Lynnwood Hall  
Re: Determined Eligible

Dear Mr. Doty:

Recently the Washington State Department of Archaeology and Historic Preservation (DAHP) was contacted regarding the above referenced proposal. We understand that Edmonds Community College (ECC) is planning to significantly alter Lynnwood Hall Library on the campus. The proposal has been reviewed by Deputy Director, Greg Griffith; Architectural Historian, Michael Houser; and I, on behalf of the State Historic Preservation Officer (SHPO) under the auspices of Governor's Executive Order 0505 (GEO 05-05).

As you know, we have received Historic Property Inventory (HPI) downloaded into our on-line database from your consultant. In addition, DAHP's Architectural Historian Michael Houser has visited and toured the campus to gain a better sense of the setting of these buildings in the overall campus plan. The site visit also helps assess what we call "integrity" of these properties, that being the ability of the buildings to sufficiently convey their historic character and design.

We have determined that the library is ELIGIBLE for the National Register of Historic Places as a contributing element to a National Register Historic district of the campus.

For some background, the National Register was authorized by Congress in conjunction with the passage of the National Historic Preservation Act (NHPA) of 1966. Federal regulations implementing the NHPA established a 50-year age standard, thought to be a reasonable passage of time for properties to have achieved importance to the nation's history. The NHPA also established that properties can be considered as "historic" at the local level rather than solely at the state or national level. This means that properties need only be recognized as having historic importance by local jurisdictions. To be considered eligible for the National Register, properties or places (these include buildings, structures, districts, sites, and objects) must have been constructed at least 50-years ago. As the ECC campus was constructed in 1970, it will reach the 50-year threshold by the time capital improvements go to construction.

The information provided to us by the consultant in the HPI form did not provide DAHP with a historic context or a sufficient level of information for us to arrive at a thoroughly informed opinion about the National Register eligibility. However we have conducted additional research



into the ECC campus. We have come to learn that the campus was designed by the architectural firm of Waldron & Pomeroy. The campus also fits within the building boom era of other Mid-century constructed community colleges throughout the state.

As a result of this research, we have arrived at the opinion that the building contributes to a historic district at the ECC campus under National Register criterion "A": properties "that are associated with events that have made a significant contribution to the broad patterns of our history," and Criterion "C": properties "that embody distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." To expand further, our opinion is based on the following:

- 1) Under criterion A (properties that are associated with events that have made a significant contribution to the broad patterns of our history) ECC was part of a wave of "junior colleges" that was first started in Washington state in 1915. The system gained a major boost in Washington by the Legislature in 1961 following the removal of restrictions against the expansion of community colleges.
- 2) Under criterion C the ECC campus serves as a good example of a project designed by the noted architectural firm of Waldron & Pomeroy. The firm designed numerous churches, schools, and community buildings in the Seattle area from the 1950s through 1980s, and ECC.
- 3) Additionally under criterion C, the ECC campus is eligible as an intact and expansive example of the Brutalist style of architecture. The style, used in the 1960s and into the 1970s, was often applied to large institutional uses, and often was enhanced by rich landscaping and detailed site planning.
- 4) The ECC campus retains a high level of architectural integrity (*location, design, setting, materials, workmanship, feeling, and association*), a requirement for National Register eligibility. Through the seven aspects of integrity, the campus illustrates the significant aspects of its past. The campus not only resembles its historic appearance, but maintains its original design features and aspects of construction dating from 1970.

Therefore, based upon the information we have gathered, the library building under review contributes to a National Register of Historic Places eligible district at the ECC campus.

We welcome any additional information that you may have that could help us in refining our evaluation and comments on these buildings. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at (360) 586-3533 or [russell.holter@dahp.wa.gov](mailto:russell.holter@dahp.wa.gov)

Sincerely,



Russell Holter  
Project Compliance Reviewer

Cc: Stephanie Teachman (ECC)





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

November 21, 2017

Ms. Stephanie Teachman  
Edmonds Community College  
20000 68th Street W  
Lynnwood, WA 98036

In future correspondence please refer to:  
Project Tracking Code: 2017-11-07962  
Property: Edmonds Community College Lynnwood Hall; 20212 68<sup>th</sup> Ave W, Lynnwood  
Re: Library expansion; GEO 05-05 Review

Dear Ms. Teachman:

The Washington State Department of Archaeology and Historic Preservation (DAHP) has been contacted on your behalf by Schreiber Sterling Whitehead Architects regarding expansion of Lynnwood Hall. In a separate letter from our office, we opined that the building is eligible for inclusion in the National Register of Historic Places. Thus, we have interest in reviewing any alterations or expansions to existing structure in order to maintain its eligibility status.

We understand that this project is in the early planning phases and that design is still being developed. We would appreciate the opportunity to review and comment upon the proposed rehabilitation and expansion as design progresses, but we do not have enough information at this time to make a determination of impact. We look forward to working with you and your design team. If the proposed design has an adverse impact on the historic integrity of the existing building, we would recommend development of a Memorandum of Understanding (MOU) to mitigate the adverse impacts. However, it is the goal of design review to avoid or minimize any potential adverse impacts.

In addition to working with us on your proposed design, we highly recommend you to develop an Inadvertent Discovery Plan for any ground disturbing activities. If any archaeological resources are uncovered during construction, please halt work immediately in the area of discovery and contact the appropriate Native American Tribes and DAHP for further consultation.

The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under provisions of Governor's Executive Order 05-05. Thank you for the opportunity to review and comment. If you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicholas Vann', is written over a light blue horizontal line.

Nicholas Vann, AIA  
Historical Architect  
(360) 586-3079  
nicholas.vann@dahp.wa.gov

cc: Wayne Doty, SBCTC  
Brenda Misel, SSW Architects  
Stephen Starling, SSW Architects



November 12, 2017

**Tribe Name**

Attn: Cultural Resources Representative

Address

City, WA. Zip

**Subject:** Triton Learning Commons - An Expansion of Lynnwood Hall  
Edmonds Community College

Dear Mr. Young

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Edmonds Community College's intent to expand the existing Lynnwood Hall located on our campus at 20000 68<sup>th</sup> Ave W, Lynnwood, WA. 98036 . The College is seeking capital funding to begin design of the building's renovation in July of 2019, with the hope of beginning construction in the summer to 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the buildings eligibility for listing on the National Register of Historic Places.

In addition, Edmonds Community College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 425-640-1547 or by e-mail at [kevin.mckay@email.edcc.edu](mailto:kevin.mckay@email.edcc.edu) at your earliest convenience.

Respectfully,



**Kevin McKay**

VP for Finance and Operations



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

April 15, 2022

Stephanie Teachman  
Edmonds Community College  
20000 68th Street W.  
Lynnwood WA

In future correspondence please refer to:  
Project Tracking Code: 2022-04-02412  
Re: Edmonds Community College Lynnwood Hall Addition project

Dear Stephanie Teachman:

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

We understand that the project is currently seeking Washington State Capital funding for the pre-design of the project. We also understand that the intended project would construct an addition to Lynnwood Hall at Edmonds Community College. As you may know, DAHP established our opinion in 2017 that Edmonds Community College represented a historic district that is eligible for listing in the National Register of Historic Places, and Lynnwood Hall is a contributing resource to that potential district.

We thank you for reaching out at this time during the project pre-design and welcome the opportunity to be consulted as the design progresses to ensure the proposed addition is compatible with this historic property. Please note that pre-design and design phases of project obligated with state capital funding do not require further DAHP consultation. Should the construction phase of the project become obligated with state capital funding, consultation with DAHP will be required. Consulting with DAHP during the earlier phases ensures a smooth and quick review for the construction phase.

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

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

Sincerely,

Holly Borth



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



April 4, 2022

Swinomish Indian Tribal Community  
Attention: Steve Edwards  
11404 Moorage Way  
La Conner, WA 98257

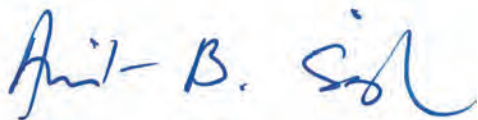
Dear Chair Steve Edwards,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

In addition, Edmonds College is committed to the immediate stoppage of work if any archeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at [amit.singh@edmonds.edu](mailto:amit.singh@edmonds.edu) at your earliest convenience.

Sincerely,



Amit B. Singh, PhD  
President



April 4, 2022

Suquamish Tribe  
Attention: Leonard Forsman  
P.O. Box 498  
Suquamish, WA 98392

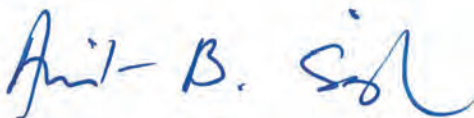
Dear Leonard Forsman,

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If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at [amit.singh@edmonds.edu](mailto:amit.singh@edmonds.edu) at your earliest convenience.

Sincerely,



Amit B. Singh, PhD  
President

April 4, 2022

Sauk-Suiattle Indian Tribe  
Attention: Nino Maltos  
5318 Chief Brown Lane  
Darrington , WA 98241

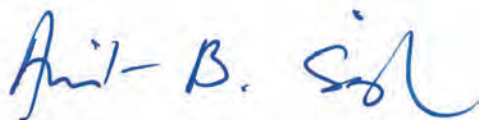
Dear Nino Maltos,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

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If you have any comments or concerns regarding this matter, please direct them to me at 425-640-1429 or by email at [amit.singh@edmonds.edu](mailto:amit.singh@edmonds.edu) at your earliest convenience.

Sincerely,



Amit B. Singh, PhD  
President

April 4, 2022

Snoqualmie Indian Tribe  
Attention: Robert de los Angeles  
PO Box 969  
Snoqualmie, WA 98065

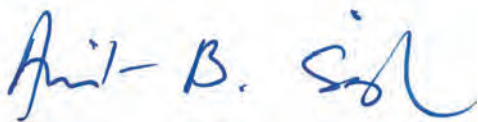
Dear Robert de los Angeles,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

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Sincerely,



Amit B. Singh, PhD  
President



Chris Szarek &lt;chris.szarek@edmonds.edu&gt;

---

**Fwd: triton learning commons**

1 message

---

**Amit Singh** <amit.singh@edmonds.edu>  
To: Chris Szarek <chris.szarek@edmonds.edu>

Tue, Apr 12, 2022 at 2:04 PM

Chris: For your file.

From: **Adam Osbekoff** <adam@snoqualmietribe.us>  
Date: Mon, Apr 11, 2022 at 11:27 AM  
Subject: triton learning commons

Hello Amit

The Snoqualmie Tribe [Tribe] is a federally recognized sovereign Indian Tribe. We were signatory to the Treaty of Point Elliott of 1855; we reserved certain rights and privileges and ceded certain lands to the United States. As a signatory to the Treaty of Point Elliot, the Tribe specifically reserved among other things, the right to fish at usual and accustomed areas and the "privilege of hunting and gathering roots and berries on open and unclaimed lands" off-reservation throughout the modern-day state of Washington.

Thank you for the opportunity to review and comment. Based on the information provided and our understanding of the project and its APE we have no substantive comments to offer at this time. However, please be aware that if the scope of the project or the parameters for defining the APE change we reserve the right to modify our current position.

Thank you

Adam Osbekoff

April 4, 2022

Muckleshoot Indian Tribe  
Attention: Jaison Elkins  
39015 172nd Ave SE  
Auburn, WA 98092

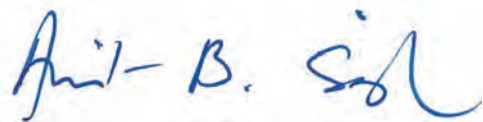
Dear Jaison Elkins,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

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Sincerely,



Amit B. Singh, PhD  
President

April 4, 2022

Tulalip Tribes  
Attention: Teri Gobin  
6406 Marine Drive  
Tulalip, WA 98271

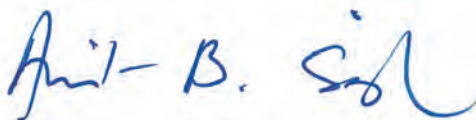
Dear Teri Gobin,

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Sincerely,



Amit B. Singh, PhD  
President



April 4, 2022

Stillaguamish Tribe of Indians  
Attention: Eric White  
PO Box 277  
Arlington, WA 98223

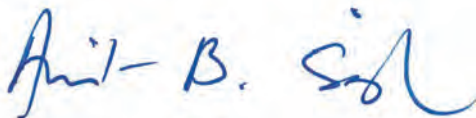
Dear Eric White,

Pursuant to Governor's Executive Order 21-02, and out of respect for our local tribal communities, I am writing to inform you of Edmonds College's intent to expand the existing Lynnwood Hall located on our campus at 20212 68th Avenue West St SW, Lynnwood, WA 98036 in order to accommodate the college's new Triton Learning Commons. This will involve approximately 45,000-58,000 square feet of new construction. Much of the new space will be constructed within the current footprint of the building. Current design proposals locate most of the new construction to be outside the building on existing paved courtyard space. The College is seeking capital funding to begin design of the building's renovation in June of 2022, with the hope of beginning construction in the fall of 2023.

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Sincerely,



Amit B. Singh, PhD  
President





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

November 27, 2017

Mr. Wayne Doty  
Director of Capital Budgets  
WA State Board for Community and Technical Colleges  
MS 42495  
Olympia, WA 98504-2495

In future correspondence please refer to:

Project Tracking Code: 2017-11-08343  
Property: Renton Technical College New Health Sciences Center  
Re: Determined Eligible

Dear Mr. Doty:

Renton Technical College (RTC) recently contacted the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHHP) regarding the proposed Health Sciences Center. We have reviewed the information sent to us by Stefanie Fuller of Enterprise Services (DES). This review was conducted on behalf of the SHPO by Deputy SHPO, Greg Griffith; State Archaeologist, Dr. Rob Whitlam; and myself.

It is our opinion that the historic property (ID#537641) acquired by the RTC for the project is eligible to the National Register of Historic Places. Mr. Griffith has informed Ms. Fuller that we are interested in this property as an example of intact mid-20th century modern architecture as well as King County public health efforts in the 1960s. We look forward to further consultation regarding the determination of the project effect on National Register eligible property in the area of potential impact. To continue consultation, please have DES fill out an EZ-3 form.

Furthermore, Dr. Rob Whitlam has conducted a preliminary review of the site at that location and has concluded that the State Board and DES must alert their contractors to standard inadvertent discovery protocols, due to the probability of archaeological resources being present while preparing the site.

Please provide us any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of Governors Executive Order 05-05 (GEO 05-05). These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to GEO 05-05. Should additional information become available, our assessment may be revised. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me (360) 586-3533 or [russell.holter@dahp.wa.gov](mailto:russell.holter@dahp.wa.gov).

Sincerely,

Russell Holter  
Project Compliance Reviewer  
Cc: Stefanie Fuller (DES)



<b>DAHP USE ONLY</b>
Date Received:
DAHP Log #:
Reviewer(s):
<input type="checkbox"/> ARCHY <input type="checkbox"/> BEU



**EZ-1 FORM**

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

**GEO 21-02**

New Consultation?  YES  NO  ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

**SECTION 1: PROJECT INFORMATION**

Project Title:	Provide 1-2 sentence summary of the project.	
Property Name: <i>if applicable</i>		
Project Address:		
City / State / Zip:	County:	Township / Range / Section: <i>leave blank if unsure</i>

**SECTION 2: PROJECT DESCRIPTION**

Project includes (check all that apply):  NEW CONSTRUCTION  DEMOLITION  GROUND DISTURBANCE  REHABILITATION / RENOVATION  ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old?  YES  NO  NOT SURE *\*Contact DAHP*  Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT SURE	Is the building, structure or site already recorded in WISAARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT SURE <i>[!] See Note *Contact DAHP</i>	If Yes, what is the Property ID # or Site #? _____	<b>[!] If the resource is not recorded in WISAARD, please contact DAHP Staff. Go to <a href="http://www.dahp.wa.gov/wisaard">www.dahp.wa.gov/wisaard</a> for more information. Check the box when complete.</b>
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Are there any Federal funds, lands, permits, or licenses involved in/required by this project?  YES  NO  NOT SURE If Yes, what Federal Agency? \_\_\_\_\_

What is the nature of your request? (Check all that apply)  PREDESIGN  DESIGN  CONSTRUCTION  APPLYING FOR GRANT / LOAN  TRYING TO GET UNDER CONTRACT  NOT SURE

**SECTION 3: STATE AGENCY INFORMATION**

State Agency:	Grant / Loan Program Name:	<input type="checkbox"/> Direct Appropriation?
Contact Person:	Phone:	e-mail:
Funding biennium?	Requested grant / loan amount:	Total project amount:

**SECTION 4: CONTACT INFORMATION**

*If different from State Agency contact person.*

Submitter Name:	Submitter Organization:
Submitter Address:	City / State / Zip:
Submitter Phone:	Submitter e-mail:

**SECTION 5: ATTACHMENTS**

Please email completed form and all attachments to: **2102@dahp.wa.gov**

<input type="checkbox"/> MAP / APE - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.	<input type="checkbox"/> SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.
<input type="checkbox"/> DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 on Page 2 for optional template.	<input type="checkbox"/> PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

**DAHP DETERMINATION (DAHP USE ONLY)**

<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an <b>ADVERSE IMPACT</b> on historic properties.	DAHP REVIEWER _____
<input type="checkbox"/> There are <b>NO HISTORIC PROPERTIES IMPACTED</b> by the proposed project.	<input type="checkbox"/> DAHP requires <b>ADDITIONAL INFORMATION</b> in order to complete review (see attached).	
<input type="checkbox"/> The project will have <b>NO ADVERSE IMPACT</b> on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> IDP REQUIRED	DATE _____
	<input type="checkbox"/> MONITORING REQUIRED	



**Instructions:** Please describe the type of work to be completed. Be as detailed as possible to avoid a request for additional information. Be sure to describe all ground disturbing activities in the appropriate box below, and provide photos of areas of work.

**SECTION 6: ADD'L PROJECT INFORMATION**

**NOTE:** To save this fillable form you must fill it out in Adobe Acrobat or use the PRINT to PDF function in Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The fill will save to your computer.

Please be aware that this form may only initiate consultation. For some projects, DAHP may require additional information to complete our review such as plans, specifications, and photographs. An historic property inventory form may need to be completed by a qualified cultural resource professional.

Provide a detailed description of the proposed project:

Describe the existing project site conditions (include building age, if applicable):

If there are ground disturbing activities proposed, describe them *including the approximate depth of ground disturbance*:



**Instructions:** Please attach a MAP of the project area. (Use WISAARD with USA Topo Basemap background. Click [HERE](#) for Snipping Tool Tutorial. Draw an outline of the Area of Potential Effect (APE) that clearly delineates the project boundary.

**SECTION 7: MAP / Area of Potential Effect**

**CLICK IN THIS BOX TO ADD A MAP  
MAP MUST BE IN JPEG FORMAT**

**SEE LINK ABOVE TO INSTRUCTIONS FOR CREATING A JPEG MAP  
WITH THE SNIPPING TOOL FOR WINDOWS**



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

November 27, 2017

Mr. Wayne Doty  
Director of Capital Budgets  
WA State Board for Community and Technical Colleges  
MS 42495  
Olympia, WA 98504-2495

In future correspondence please refer to:

Project Tracking Code: 2017-11-08343  
Property: Renton Technical College New Health Sciences Center  
Re: Determined Eligible

Dear Mr. Doty:

Renton Technical College (RTC) recently contacted the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHNP) regarding the proposed Health Sciences Center. We have reviewed the information sent to us by Stefanie Fuller of Enterprise Services (DES). This review was conducted on behalf of the SHPO by Deputy SHPO, Greg Griffith; State Archaeologist, Dr. Rob Whitlam; and myself.

It is our opinion that the historic property (ID#537641) acquired by the RTC for the project is eligible to the National Register of Historic Places. Mr. Griffith has informed Ms. Fuller that we are interested in this property as an example of intact mid-20th century modern architecture as well as King County public health efforts in the 1960s. We look forward to further consultation regarding the determination of the project effect on National Register eligible property in the area of potential impact. To continue consultation, please have DES fill out an EZ-3 form.

Furthermore, Dr. Rob Whitlam has conducted a preliminary review of the site at that location and has concluded that the State Board and DES must alert their contractors to standard inadvertent discovery protocols, due to the probability of archaeological resources being present while preparing the site.

Please provide us any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of Governors Executive Order 05-05 (GEO 05-05). These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to GEO 05-05. Should additional information become available, our assessment may be revised. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me (360) 586-3533 or [russell.holter@dahp.wa.gov](mailto:russell.holter@dahp.wa.gov).

Sincerely,

Russell Holter  
Project Compliance Reviewer  
Cc: Stefanie Fuller (DES)



---

**Subject:** FW: Renton Technical College - Health Sciences Center DAHP notification

---

**From:** Borth, Holly (DAHP) <[holly.borth@dahp.wa.gov](mailto:holly.borth@dahp.wa.gov)>  
**Sent:** Thursday, July 7, 2022 11:35 AM  
**To:** Mary Jo Lux <[lux@sswarchitects.com](mailto:lux@sswarchitects.com)>  
**Subject:** RE: Renton Technical College - Health Sciences Center DAHP notification

Hi Mary Jo, since we marked off “No Historic Properties Impacted,” that decision applies to all phases of the project. we would only ever need to be consulted again if the scope of work changes. You should be good to go on our end, but if you are ever told something different from DES, we can accommodate whatever you need!

**Holly Borth, M.S.** | Built Environment Compliance Reviewer  
360.890.0174 (c) | [holly.borth@dahp.wa.gov](mailto:holly.borth@dahp.wa.gov)  
[she/her/hers]

Department of Archaeology & Historic Preservation | [www.dahp.wa.gov](http://www.dahp.wa.gov)  
1110 Capitol Way S, Suite 30 | Olympia WA 98501  
PO Box 48343 | Olympia WA 98504-8343

**P** please consider the environment before printing this email

*My weekly hours are 8am – 4:30pm, Mon-Fri*

---

**From:** Mary Jo Lux <[lux@sswarchitects.com](mailto:lux@sswarchitects.com)>  
**Sent:** Tuesday, June 28, 2022 8:40 AM  
**To:** Borth, Holly (DAHP) <[holly.borth@dahp.wa.gov](mailto:holly.borth@dahp.wa.gov)>  
**Subject:** Renton Technical College - Health Sciences Center DAHP notification

---

External Email

Good morning Holly,

Please find attached our EZ-1 Project Review form outlining the details of our project at Renton Technical College. It is my understand DAHP has previously reviewed this project as part of the PRR funding process and that there are associated requirements as the project moves forward. We are now working on the Pre-Design and the college intends to go forward with the project. We are notifying DAHP in accordance with GEO 21-02 and request to confirm DAHP requirements and recommendations. We would like to establish communication with the appropriate representatives as we prepare to take the next step forward to work with DAHP as we begin the design phase of the project.

If you have any questions, I can be reached at this email or by phone at 206-285-4252.

Thank you,

**Mary Jo Lux** AIA, Principal  
Schreiber Starling Whitehead Architects  
901 Fifth Avenue, Suite 3100

Seattle, WA 98164

Please note I am working both in office and remotely. I am available by email and at the number below.

**Cell: 206 285 4252**





RENTON  
TECHNICAL  
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3000 NE 4<sup>th</sup> St.  
Renton, WA 98056-4123

(425) 235-2352  
RTC.EDU

June 25, 2022

The Honorable Jaison Elkins, Chair  
**Muckleshoot Indian Tribe**  
39015 172nd Avenue SE  
Auburn, WA 98092

**Subject: Health Sciences Center**  
Renton Technical College

Mr. Elkins,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

The following pages include campus plans showing the extent of proposed site development and buildings planned for replacement.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

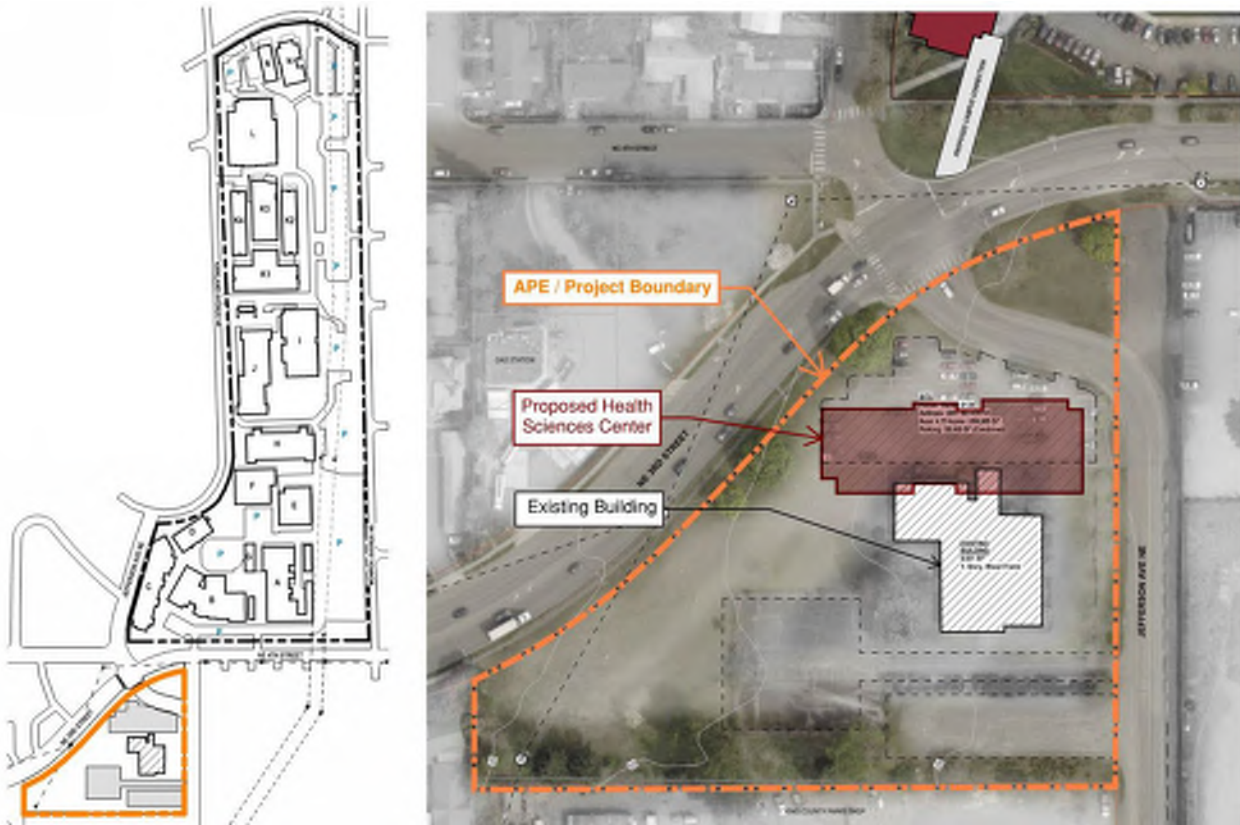
In addition, Renton Technical College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 235-5846 or by e-mail at [jacob.jackson@rtc.edu](mailto:jacob.jackson@rtc.edu).

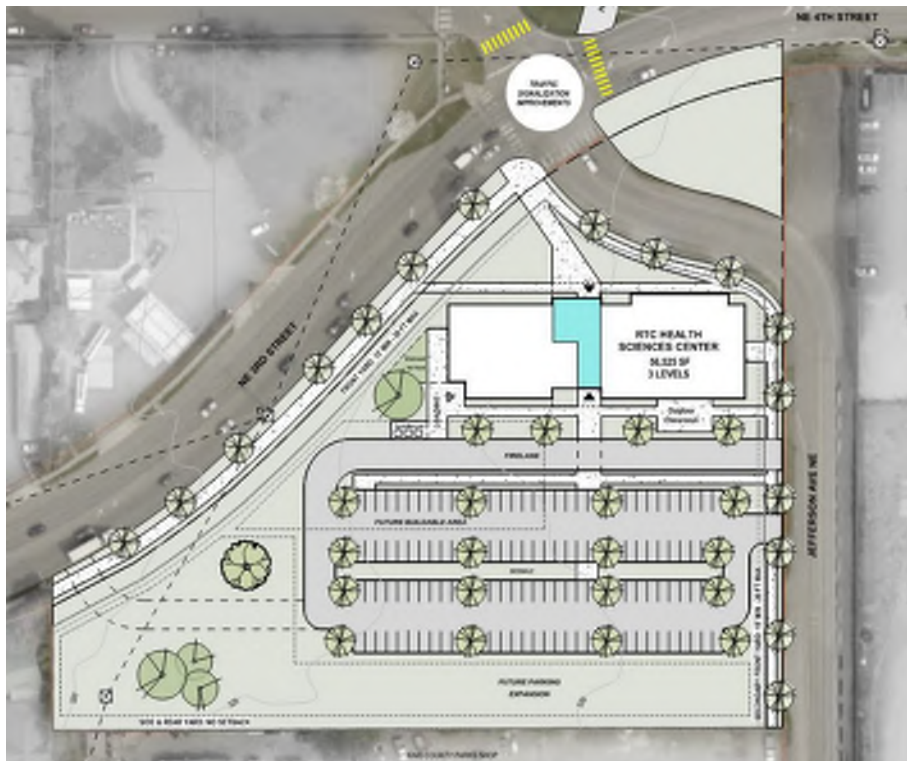
Respectfully,

A handwritten signature in black ink, appearing to read "Jacob Jackson".

**Jacob Jackson**  
Vice President of Administration & Finance



Campus plan and adjacent parcel, with existing building to be demolished and proposed Health Sciences Center footprint, and extent of site to be redeveloped.



Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.



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3000 NE 4<sup>th</sup> St.  
Renton, WA 98056-4123

(425) 235-2352  
RTC.EDU

June 25, 2022

The Honorable Tom Wooten, Chairman  
**Samish Indian Nation**  
2918 Commercial Ave.  
Anacortes, WA 98221

**Subject: Health Sciences Center**  
Renton Technical College

Mr. Wooten,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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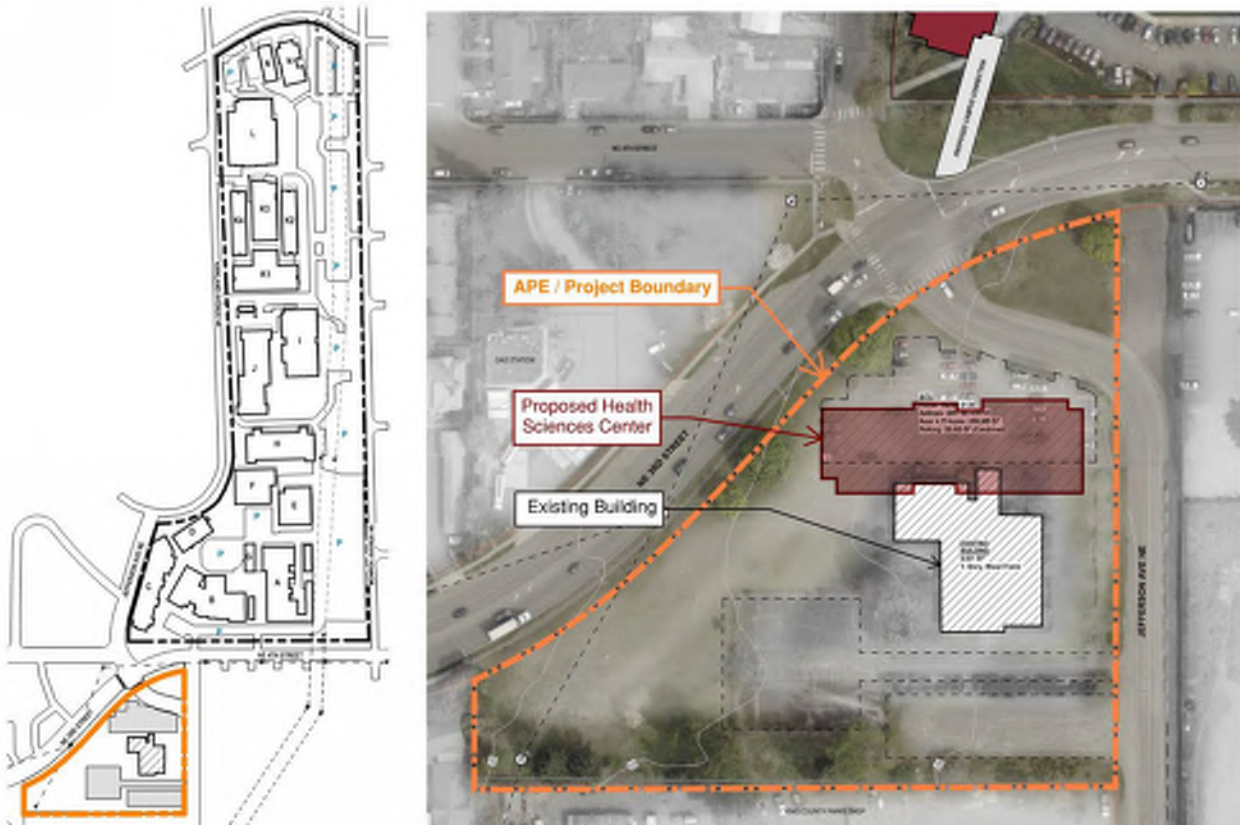
If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 235-5846 or by e-mail at [jacob.jackson@rtc.edu](mailto:jacob.jackson@rtc.edu).

Respectfully,

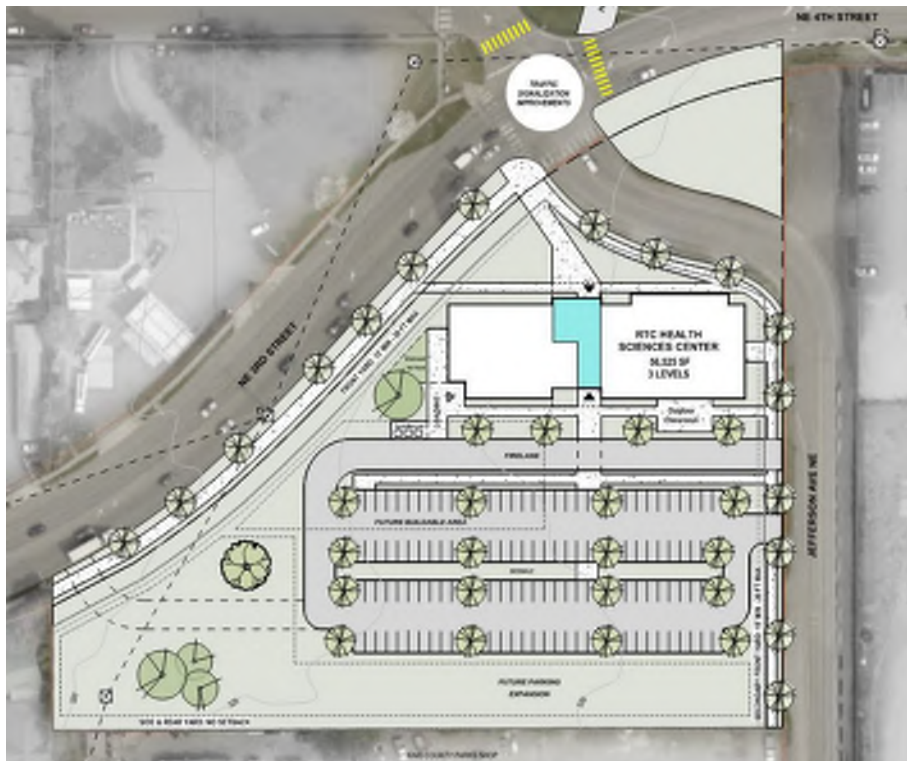
A handwritten signature in black ink, appearing to read "Jacob Jackson".

**Jacob Jackson**  
Vice President of Administration & Finance





Campus plan and adjacent parcel, with existing building to be demolished and proposed Health Sciences Center footprint, and extent of site to be redeveloped.



Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.



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3000 NE 4<sup>th</sup> St.  
Renton, WA 98056-4123

(425) 235-2352  
RTC.EDU

June 25, 2022

The Honorable Robert de los Angeles  
**Snoqualmie Indian Tribe**  
P O Box 969  
Snoqualmie, WA 98065

**Subject: Health Sciences Center**  
Renton Technical College

Mr. de los Angeles,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

The following pages include campus plans showing the extent of proposed site development and buildings planned for replacement.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) and have submitted all relevant forms for consideration. We will provide any and all information to DAHP should a further review be required.

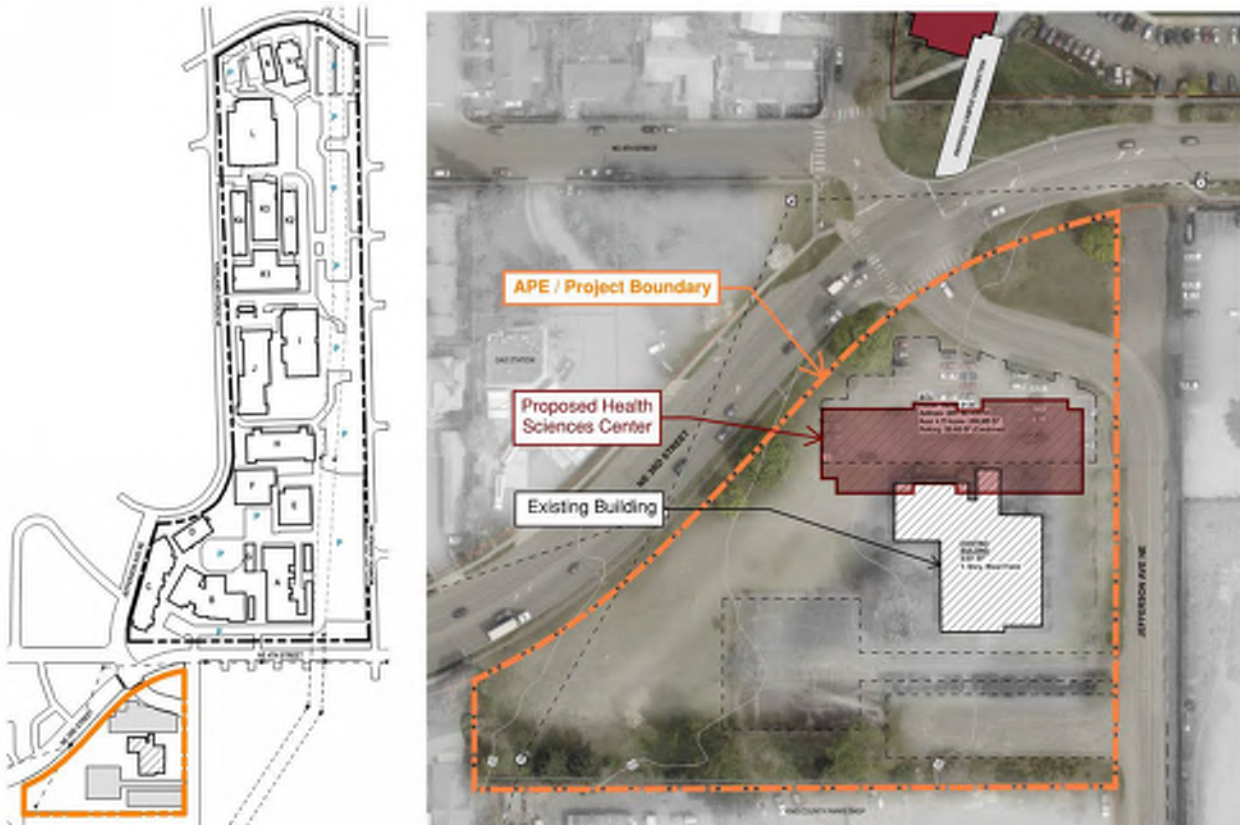
In addition, Renton Technical College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (425) 235-5846 or by e-mail at [jacob.jackson@rtc.edu](mailto:jacob.jackson@rtc.edu).

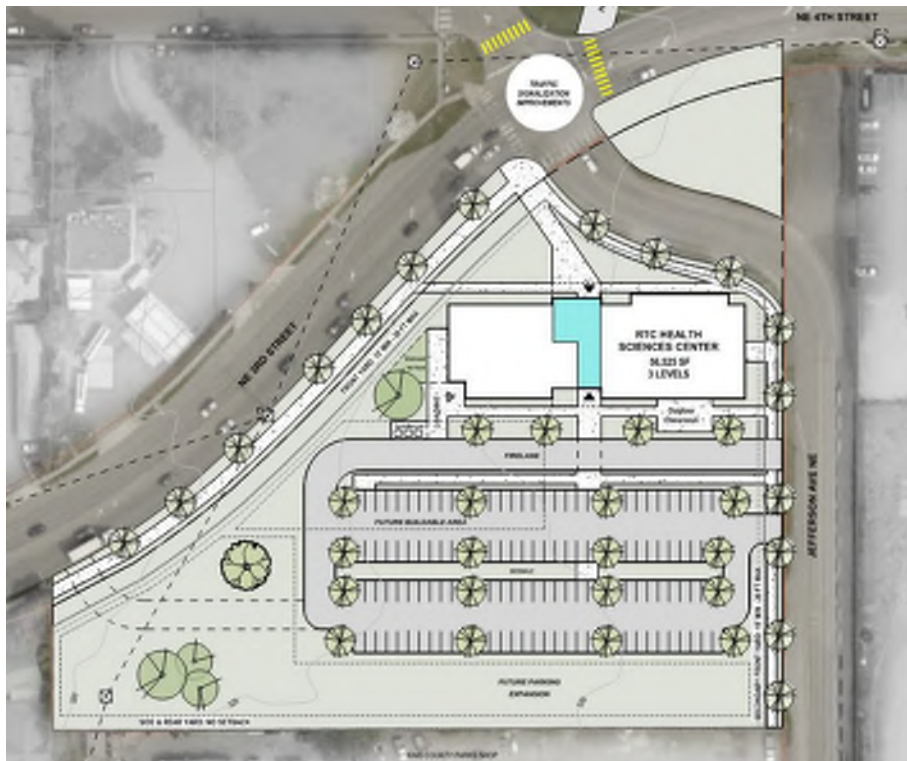
Respectfully,

A handwritten signature in black ink, appearing to read "Jacob Jackson".

**Jacob Jackson**  
Vice President of Administration & Finance



Campus plan and adjacent parcel, with existing building to be demolished and proposed Health Sciences Center footprint, and extent of site to be redeveloped.



Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.





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June 25, 2022

The Honorable Kristopher Peters, Chair  
**Squaxin Island Tribe**  
200 SE Billy Frank Jr. Way  
Shelton, WA 98584-9200

**Subject: Health Sciences Center**  
Renton Technical College

Mr. Peters,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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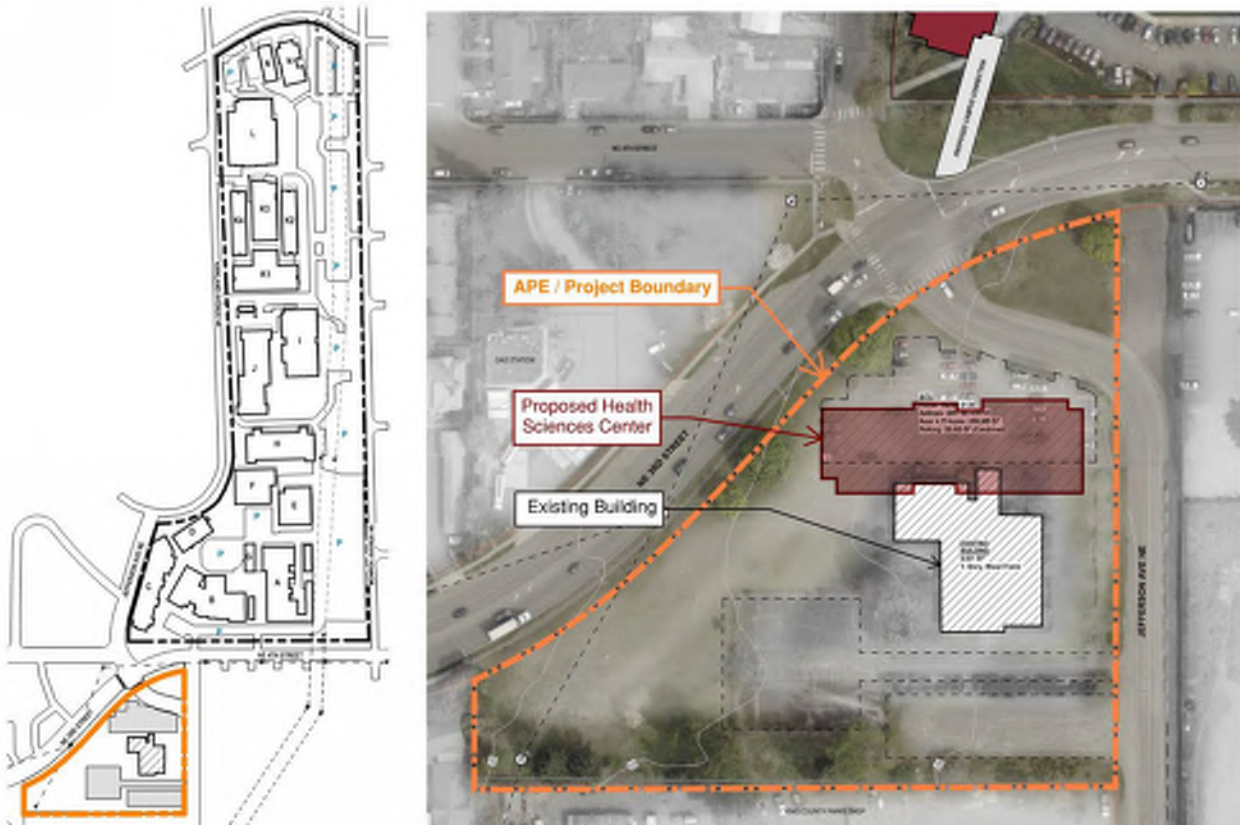
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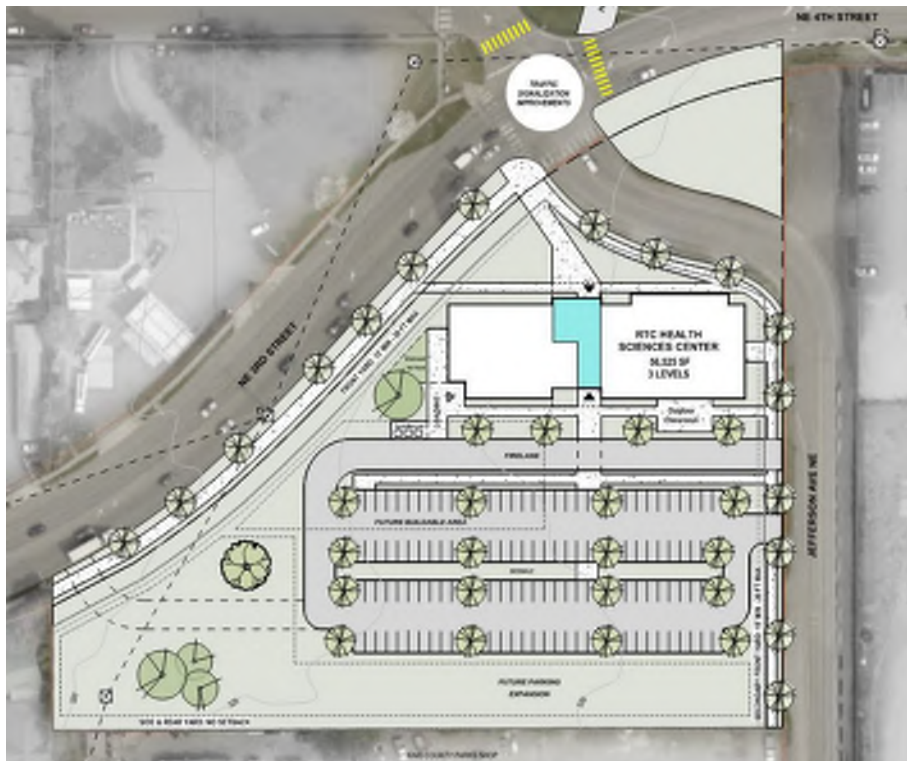
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**Jacob Jackson**  
Vice President of Administration & Finance





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Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.



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June 25, 2022

The Honorable Eric White, Chairman  
**Stillaguamish Tribe of Indians**  
3310 Smokey Point Drive  
PO Box 277  
Arlington, WA 98223-0277

**Subject: Health Sciences Center**  
Renton Technical College

Mr. White,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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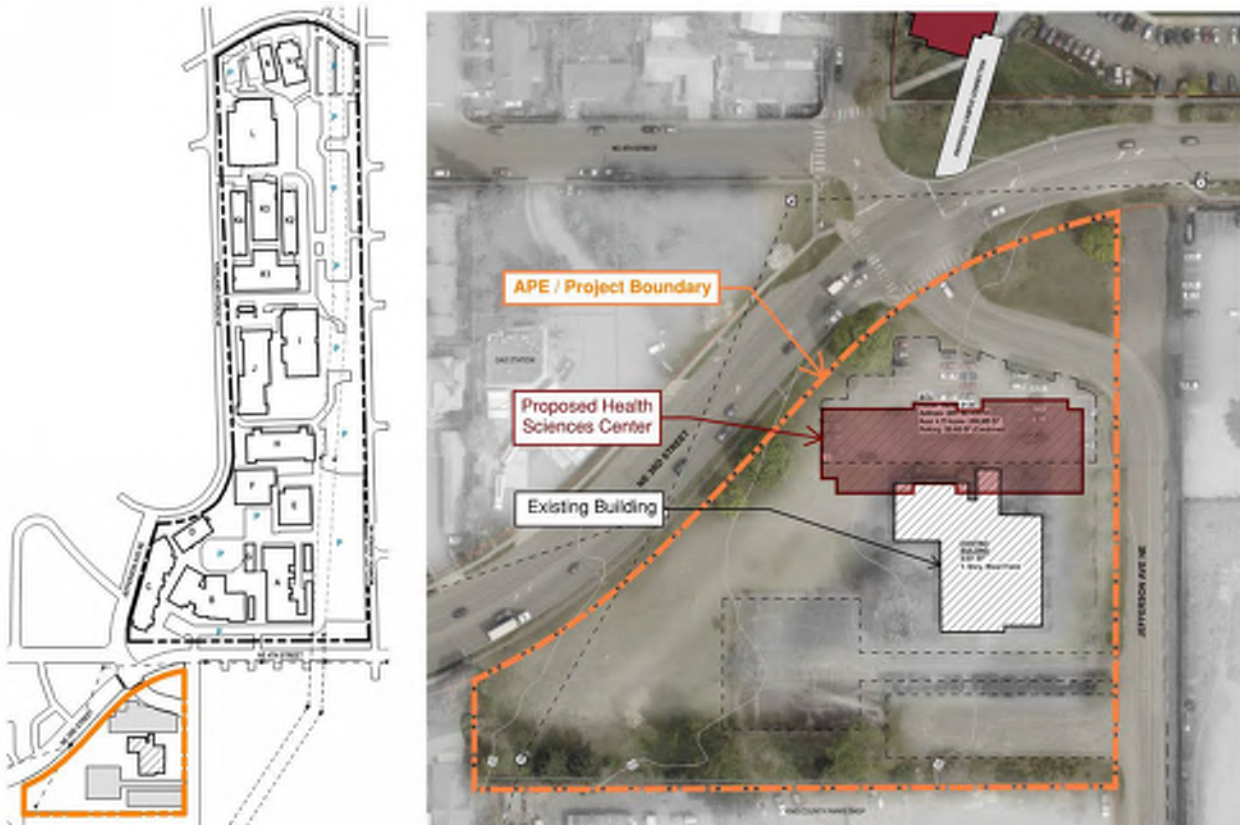
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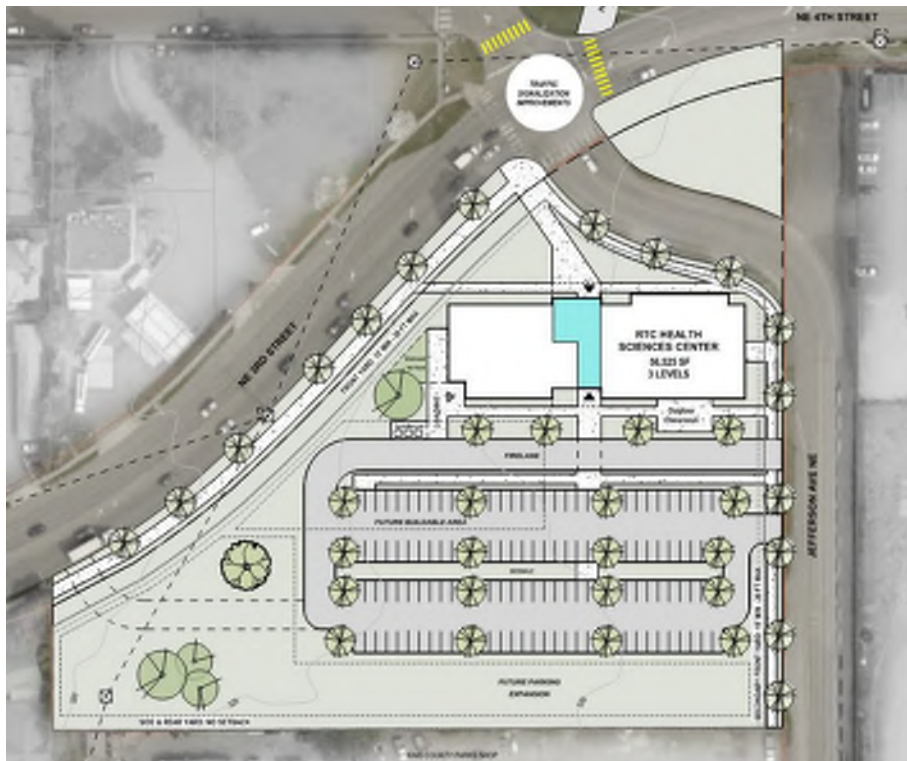
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**Jacob Jackson**  
Vice President of Administration & Finance



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Anticipated location of the Health Sciences Center building and extent of site to be redeveloped.





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June 25, 2022

The Honorable Leonard Forsman, Chair  
**Suquamish Tribe**  
PO Box 498  
Suquamish, WA 98392-0498

**Subject: Health Sciences Center**  
Renton Technical College

Mr. Forsman,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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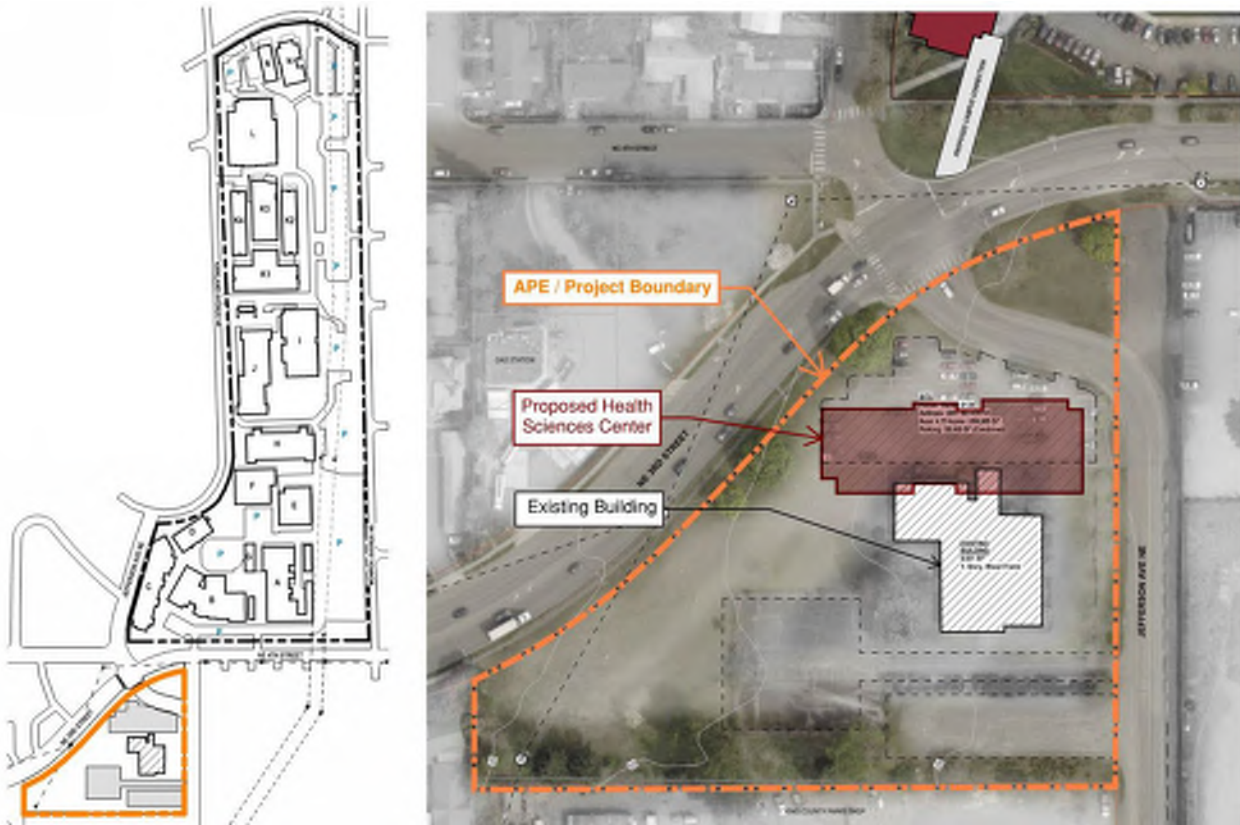
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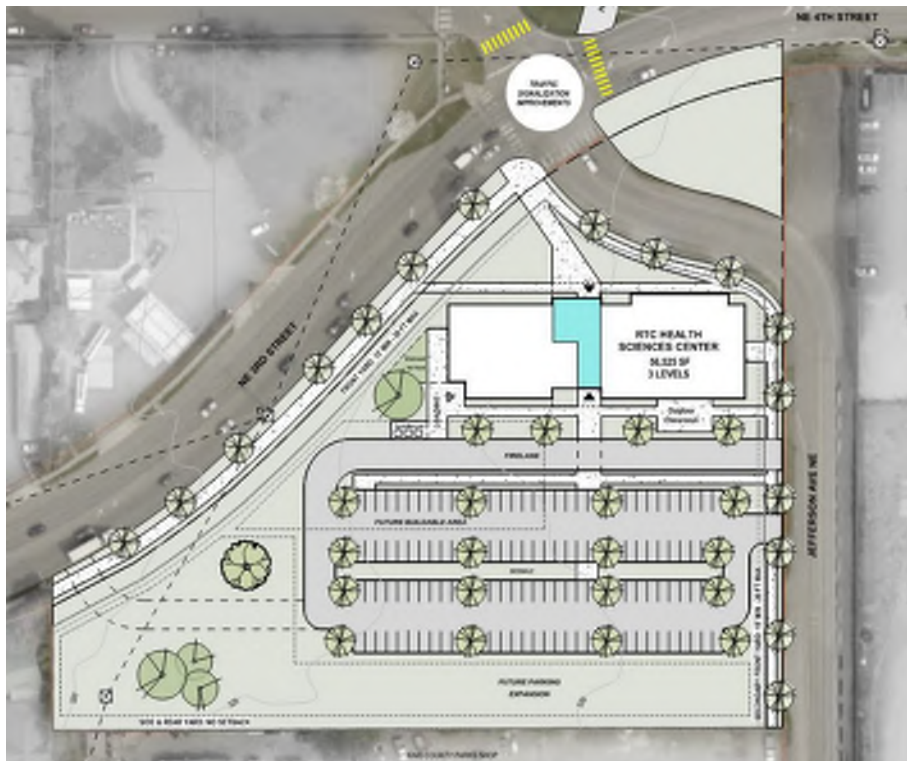
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**Jacob Jackson**  
Vice President of Administration & Finance



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June 25, 2022

The Honorable Teri Gobin, Chairwoman  
**Tulalip Tribes**  
6406 Marine Drive  
Tulalip, WA 98271

**Subject: Health Sciences Center**  
Renton Technical College

Ms. Gobin,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Renton Technical College's intent to construct a new instructional building located on a recently acquired parcel adjacent to our main campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design for the Health Sciences Center in August of 2022, with the hope of beginning construction as early as the summer of 2023.

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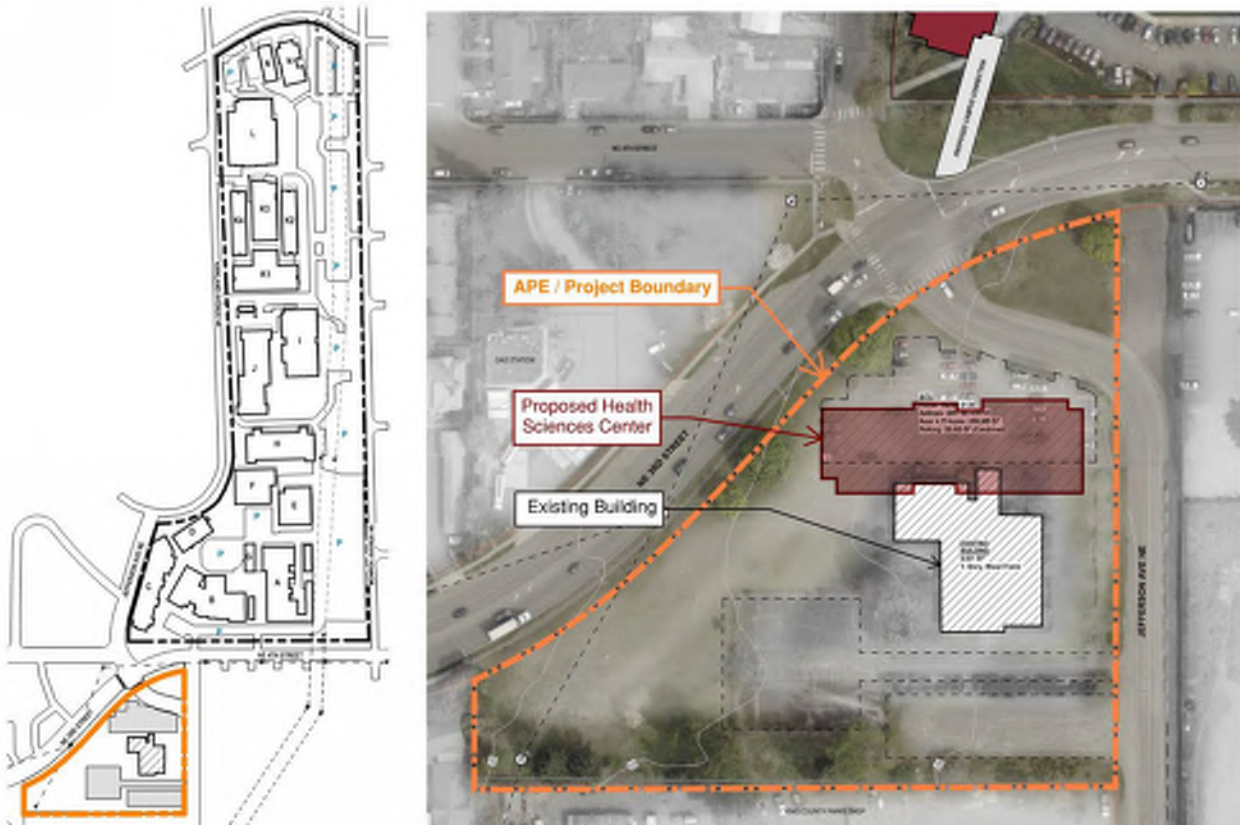
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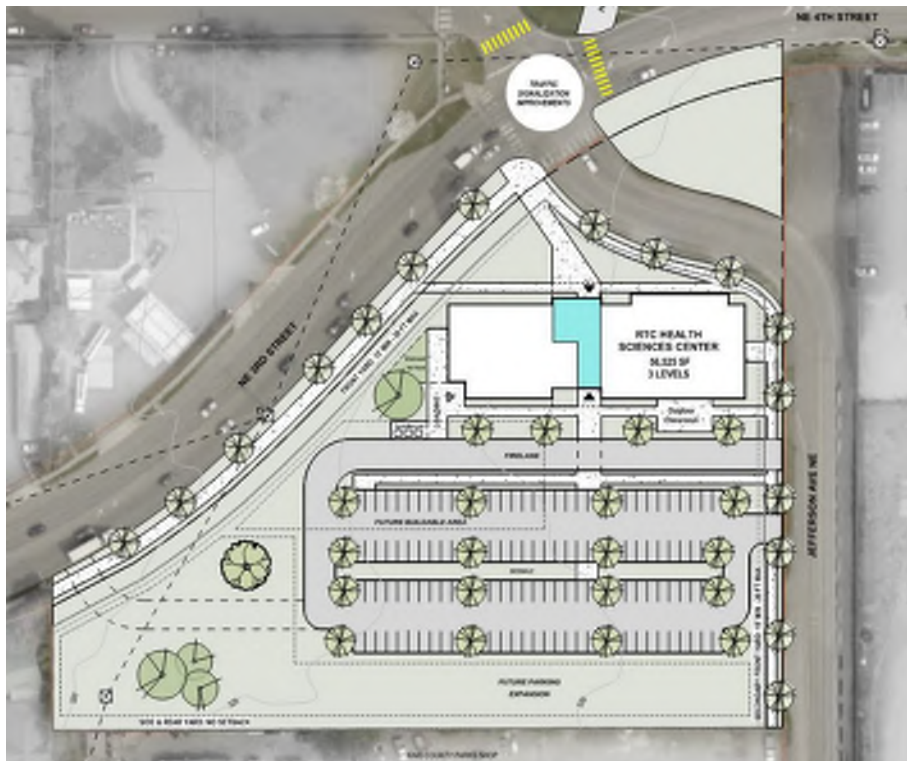
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Vice President of Administration & Finance





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## 6.4 DAHP AND TRIBAL REVIEW OF PROPOSED PROJECT

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

December 11, 2015

Ms. Eve Magyar  
Capital Project Manager  
Bellingham Technical College  
emagyar@btc.edu

In future correspondence please refer to:

Log: 121115-01-WBCTC

Property: Building J, Bellingham Technical College, 3028 Lindbergh Avenue, Bellingham

Re: Proposed Demolition

Dear Ms. Magyar:

Thank you for providing the Washington State Department of Archaeology and Historic Preservation (DAHP) with the EZ 1 form for Building J at the Bellingham Technical College (BTC) campus. From your message, we understand that BTC is applying for funding to demolish the Building J for construction of a new building on the same site. The EZ 1 form has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of the Governor's Executive Order 0505. Our comments are based upon documentation provided with the form.

In response, it is our opinion that Building J is not eligible for listing in the National Register of Historic Places. Built in 1977, the building has not yet reached the 50 year age threshold for National Register eligibility. While we do not consider Building J historically and/or architecturally significant at this date, we recommend that as BTC and other community colleges and vocational schools across the state approach 50 years in age, that a comprehensive historic property inventory be conducted of campus buildings and landscapes. This recording (in DAHP's electronic database) of the campus will provide for a streamlined and efficient review of all future proposals such as the current application affecting Building J. The inventory also assists DAHP in evaluating historical and architectural significance of the facilities. Feel free to contact me if you would like to discuss an inventory at BTC.

As a result of our opinion about Building J, further contact with DAHP on this matter is not necessary. However, should the project scope of work and/or location change significantly, please contact DAHP once again for further review. Also, should any ground disturbing activity associated with demolition and/or new construction discover archaeological resources, please halt work in the immediate area of discovery and contact interested and affected Tribes and DAHP for further consultation.





December 1, 2017

Lummi Indian Business Council  
Attn: Jeremiah Julius, Chairman  
2616 Kwina Road  
Bellingham, WA, 98226

RE: Notice of Building Demolition and Construction at Bellingham Technical College

Dear Chairman Julius,

Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Bellingham Technical College's intent to replace our Engineering Building "J" located on our campus at 3028 Lindbergh Avenue, Bellingham. The College is seeking funding to begin design of the new engineering building in July 2019, with the hope of beginning construction in the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) to confirm that Building "J" is not eligible for listing in the National Register of Historic Places, and the college is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (360) 752-8313 or e-mail me at [cstiteler@btc.edu](mailto:cstiteler@btc.edu) as soon as possible. This is the same project and intent that we sent in December of 2015.

Sincerely,

Chad Stiteler  
Vice President, Administrative Services

Ms. Eve Magyar  
December 11, 2015  
Page Two

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at 360-586-3073 or [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov).

Sincerely,



Gregory Griffith  
Deputy State Historic Preservation Officer

C: Jackie Lynch, Bellingham Historic Preservation  
George Swanaset Jr., Nooksack Tribe THPO  
Lena Tso, Lummi Nation THPO





December 1, 2017

Nooksack Indian Tribal Council  
Attn: Bob Kelly, Chairman  
4979 Mount Baker Hwy, Ste. F  
Deming, WA 98244

RE: Notice of Building Demolition and Construction at Bellingham Technical College

Dear Chairman Kelly,

Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Bellingham Technical College's intent to replace our Engineering Building "J" located on our campus at 3028 Lindbergh Avenue, Bellingham. The College is seeking funding to begin design of the new engineering building in July 2019, with the hope of beginning construction in the summer of 2021.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) to confirm that Building "J" is not eligible for listing in the National Register of Historic Places, and the college is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at (360) 752-8313 or e-mail me at [cstiteler@btc.edu](mailto:cstiteler@btc.edu) as soon as possible. This is the same project and intent that we sent in December of 2015.

Sincerely,

Chad Stiteler  
Vice President, Administrative Services



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

December 20, 2017

Mr. Steve Ward, Vice President  
Finance and Administration  
Centralia College  
600 Centralia College Blvd.  
Centralia, Washington 98531

In future correspondence please refer to:  
Project Tracking Code: 2017-12-08650  
Property: Six Residences in Centralia  
Re: Centralia College Properties Evaluation for a Capital Project

Dear Mr. Ward:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced properties. We understand that these 6 residences are proposed for demolition in anticipation of construction of a new building on the Centralia College campus. This action is being reviewed on behalf of the State Historic Preservation Officer (SHPO) pursuant to Governor's Executive Order 0505.

In response, we have reviewed the six residences for eligibility to the National Register of Historic Places. As a result of our review, we issue the following eligibility opinions for each building:

Address	Property ID#	NR Eligibility
407 South Rock Street	713569	not eligible
409 South Rock Street	713570	not eligible
408 South Oak Street	713572	not eligible
512 South Pear Street	713571	not eligible
504-506 South Pear Street (same parcel)	713573	eligible

As a result of our review, it is our opinion that the two residences at 504 & 504 South Pear Street are eligible under National Register criterion C. This opinion is based upon your documentation and photographs indicating that the two mirror-image bungalows represent good and intact example of early 20<sup>th</sup> century residential architecture built as rental properties during the prosperous 1920s for working and middle-class households. Also, the mirror-image homes of brick construction are rare and remarkably intact examples of this property type in southwest Washington.



Mr. Steve Ward  
December 20, 2017  
Page Two

In view of apparent National Register eligibility, we recommend that the College explore alternatives to demolition such as moving to another location; offering them to someone else for moving off-site; or incorporating the homes into the design/site plan of the new facility. If a preservation alternative for the homes is not pursued by the College, we recommend that specific measures be identified and memorialized in a memorandum of understanding (MOU) signed by the College, the SHPO, and other interested parties. The agreed upon measures would serve to mitigate the loss of the residences.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed guidelines including requirements for survey reports. You can view or download a copy from our website.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov) or 360-586-3073.

Sincerely,



Gregory Griffith  
Deputy State Historic Preservation Officer

C: Wayne Doty, State Board of Community & Technical Colleges





Description and History of  
407 S. King  
Centralia, WA

DAHP Project 2022-01-00106

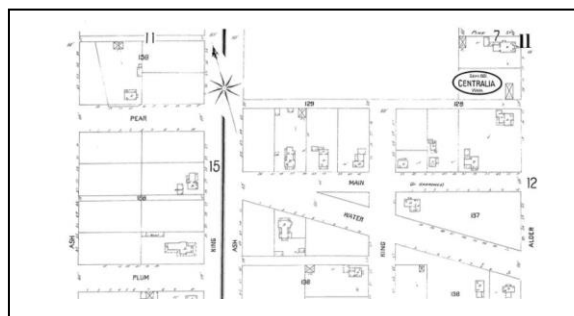
Resource #604137

Prepared by  
Shanna Stevenson  
DbA/Heritage Services  
Olympia  
January 10, 2022

407 S. King

## History

The house is part of the Washington Addition to Centralia platted by 1890 by George Washington. By 1893 there is a \$200 improvement on the property when it was owned by Simeon R. Haynes (Haines) according to Lewis County Assessment Rolls. The 1892 census of Centralia lists Haynes as a carpenter. The 1901 Sanborn Map of Centralia (the earliest available for this area) shows the current house with a full width front porch across the one story wing. It was one of two houses on the block in 1901 along with a structure at 415 S. King. In the early nineteen teens, the Puget Sound & Willapa Bay Railroad came through Centralia to the west of the property. (By 1918, it was part of the Chicago, Milwaukee & St. Paul Railroad.)



According to Lewis County Auditor records, the house had numerous owners before the early 1920s. The property was purchased by Arthur and Susan Croushorn Rowswell in 1923. The Rowswells came from Illinois to Centralia. Rowswell was a deputy sheriff for Lewis County. The Rowswells were charter members of the local First Baptist Church. Arthur died in 1958 and Susan lived on in the house until her death in 1977. Family members owned the home until it was sold that same year. The 2022 owners purchased the house in 1979.

## Description:



The house is a Pioneer style popular around the turn of the 20<sup>th</sup> century in a two-story upright and one-story wing form.

Facing east on King Street adjacent to an alley mid-block, the house is clad with clapboard on a concrete block foundation. The house has composition roof with a fascia board under the eaves. The south side

upright, two-story portion has a front gable roof with a center sash window on the second floor and two sash windows on the first floor. The windows of the

house are all replacement vinyl and most have non-operable decorative shutters. The windows have plain surrounds with a slight ledge across the top. There are added decorative pendants in the gable ends. The entry, at the intersection of the upright and wing, is reached by a flight of concrete steps and landing. It is sheltered by a shed roof (a replacement of the original full width porch as shown on Sanborn maps) supported a square wooden post. There appears to be replacement clapboard at the entry which has a newer door and storm door. The front façade wing has two sash windows. The side-gable wing also has a decorative element at the apex of the gable.

There are two first floor windows on the south side of the house and a small, rectangular window under the eaves at the rear of the second floor. The west side of the two story upright projects outward and is clad with drop siding. There are single offset sash windows on both the first and second floors.



The rear entry is reached from concrete steps and is sheltered by a wide shed-roofed porch with a hipped section flush with the north side of the house. There are two small sash windows under the shed roof. The back of the house is clad with wood board and batten. The entry has a newer door and storm door.

The north side of the house has paired sash windows.

There is a small gable-roofed out building to the rear of the house with a composition roof, broad eaves and a fascia board. It has an offset entry on the north side and window on the south side. The building is clad in drop siding.

There are two newer outbuildings on the property to the rear of the house. One is a garage with an attached carport clad in T-111 siding and the other is a small shed with a metal roof clad in clapboard.

According to the current owner, the house had two doors from the front porch, one of which has been filled in.

One of the outbuildings was likely a stable which featured the original stalls. There is also a root cellar on the property and one of the outbuildings, according to the owner, may have been a blacksmith shop. There are also remnants of the original orchard on the property



#### Sources:

Numerical Index of Block 72 of Washington Addition to Centralia at State Archives.

Lewis County Auditor Records online.

Lewis County Assessor Records online.

Lewis County Assessor Property record cards at State Archives.

1892 Census of Centralia accessed through Washington Digital Archives.

Lewis County Assessment Rolls accessed through Family Search website for 1891, 1892 and 1893.

Lewis County Assessment Rolls 1895-1920 at State Archives.

Sanborn Fire Insurance maps of Centralia for 1901, 1908, 1924 and 1945 accessed through Timberland Regional Library reference databases online.

“Retired Law Officer Dies,” Obituary for Arthur Rowswell, *Centralia Daily Chronicle*, June 7, 1958, pg. 1.

“Birthday reception Sunday will honor Susan Rowswell,” *Centralia Daily Chronicle*, May 31, 1977, pg. 2.

Obituary for Susan Rowswell *Centralia Daily Chronicle*, November 28, 1977, pg. 3.

Telephone interview with Michael Rowswell, December 28, 2021.

Telephone interview with Jeanne Howard January 2, 2022.

*Chicago, Milwaukee & St. Paul Railroad Company—History of the Lines West of Mobridge, South Dakota by Valuation Sections and Subsidiary Companies.*

Chicago, Illinois: Valuation Department of the Chicago, Milwaukee & St. Paul Railroad Company, 1915-16. Revised 1925.

407 S. King Chain of Title for Lot 2 Block 72 of Washington Addition to Centralia

George and Charity Washington to Simeon and Catherine Haynes, 1890, Book Z, page 12.

Simeon and Catherine Haynes to Donald B. and Agnes McBride, 1895, Book 45, page 105.

Donald B. and Agnes McBride to Jay Agnew, 1901, Book 62, page 147. (Agnew also bought Lot 1).

Jay and Mabel Agnew to W. A. and Edna Roney, 1905, Book 81, page 276.

W. A. and Edna Roney to Lucy Hogue, 1910, Book 109, page 11.

Lucy Hogue to Henry Brautigam, 1916, Book 144, page 375.

Henry Brautigam to Aaron and Belle Nixon, 1919, Book 145, page 384.

Aaron and Belle Nixon to Bertha and A. P. French 1919-1920 (deeded back to Nixon) Book 145, page 557, Book 157, page 22.

Aaron and Belle Nixon to Steele & Born Realty Co, 1920 Book 158, page 43.

Steele & Born Realty Co to Nathan S. Treat, 1921, Book 161, page 515.

Nathan and Emma Treat to Arthur and Susan Roswell 1923, Book 170, page 73 (property is now only Lot 2).

Arthur and Susan Roswell, 1955, to Mary L. Martin and George Roswell, Book 376 page 305.

Mary L. Martin and George Roswell to Paul and Mary Lockner, 1977, Book 153, page 622.

Paul and Mary Lockner to Jeanne and Lon Howard, 1979, Book 191, page 226.

Description and History of  
415 S. King  
Centralia, WA

DAHP Project 2022-01-00106

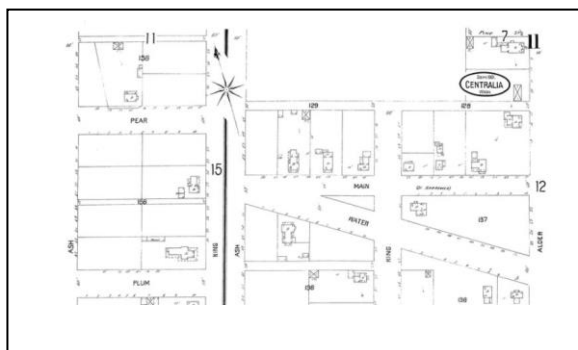
Resource #604165

Prepared by  
Shanna Stevenson  
DbA/Heritage Services  
Olympia  
January 10, 2022

## 415 S. King Street Narrative

### Historical Information:

The house is part of the Washington Addition to Centralia, platted by 1890 by George Washington. By 1891, according to Lewis County Assessor Records, there is a \$1000 improvement on the property which indicates the original house was built by that time, owned by George and Sarah Noble. George Noble is



listed as a contractor in the 1892 census of Centralia. The property was foreclosed by the Lewis County Sheriff (likely for taxes during an economic downturn) from Sarah A. Noble and purchased in 1893 at a Sheriff's sale by Pioneer Building and Loan Association for \$1302.63. The house is shown on the 1901 Sanborn Map (the earliest available for this area of Centralia) as an irregularly shaped two story structure with a wood shed on the property. In the early nineteen teens the Puget Sound & Willapa Bay Railroad came through Centralia to the west of the property. (By 1918, it was part of the Chicago, Milwaukee & St. Paul Railroad.)

The house went through many ownerships as evidenced by the Lewis County Auditor's Records.



Lewis County Assessor Cards, State Archives

F. A. and Nancy Shamp bought the existing house in 1953 from Frank and Beulah Rehak who owned a local nursing home. In 1960, the Shamps took out a building permit to alter the house from a two story to one story brick ranch- style home adding additional bedrooms, although the house, according to the family was

not completed for some time. Some of the original building fabric remains in the house. The design and construction work was done by the Shamps. The Shamps moved in 1963 to Federal Way and the house was vacant until Darlene Shamp Page and George Page moved there in the late 1960s. It was again vacant from 1972 to 1990 when the Pages returned to live in the house and did



a major remodel and continued to make changes over the life of the building. The Pages sold the property to Centralia College in 2021.

F. A. Shamp had a roofing business which he ran from the house in the 1950s and was also a minister in the Assemblies of God Church in Bucoda and Rochester.

Description:



The house is a large U-shaped Ranch style home with attached garage on the west end. The house faces south with California Roman brick veneer on the south and east sides and vertical wood T-111 cladding on the other facades. The house has a poured concrete foundation.

The low hipped roof has metal cladding and is broken by a brick chimney on the east side of the hip as well as by several other metal pipes. There is also a large rectangular skylight on the south slope of the roof. The pitch of the roof was altered in the 1990s to accommodate the installation of the sunroom. The wide eaves are typical of the Ranch style.

The center of the front of the house is a glassed-in atrium sunroom (a later addition) with rectangular glass panels on the roof and eight vertical glass panels on the front which was installed in the 1990s on what was formerly the patio.

Adjacent to the atrium on the east side is a large picture window and next to the window is an angled entry which has rounded concrete steps. There is a rectangular sliding glass window on the east side of the front façade. The windows are replacement metal-clad wood windows. The entry doors are also newer.

The west side of the garage has vertical wood T-111 cladding and a newer metal sliding glass window. Towards the rear is what appears to be the original entry door of the 19<sup>th</sup> century house. The



paneled door has a glass upper section which has colored glass panes surrounding it.



On the rear of the house, the garage is set back from the main house which allows for an infill wood deck and there are sliding glass doors from the main house onto the deck. This façade has vertical wood T-111 cladding. There are five sliding windows with plain surrounds along the back of the house, one of which is

a newer vinyl window.

The east side of the house is clad with the California Roman brick veneer. The front part has wood-frame French doors, installed in the 1990s, which open onto a wooden deck and arbor (changed from an earlier configuration). This side of the house has one small rectangular window and two sliding windows with brick sills.



An older wooden gable-roofed building is on the west side of the house which is a garden area. The building has horizontal wood cladding and bracketed eaves. There is a covered area on the west side of the building and the building has newer sliding glass windows on this façade. There is a covered opening on the south side and the building has multi-pane windows on the east

side with an entry door and is surrounded by decking.

#### Sources:

Numerical Index of Block 72 of Washington Addition to Centralia at State Archives.

Lewis County Auditor Records online.  
Lewis County Assessor Records online.  
Lewis County Assessor Record cards at State Archives.  
1892 Census of Centralia accessed through Washington Digital Archives.  
Lewis County Assessment Rolls accessed through Family Search website for 1891, 1892 and 1893.  
Lewis County Assessment Rolls 1895-1920 at State Archives.  
Sanborn Fire Insurance maps of Centralia for 1901, 1908, 1924 and 1945 accessed through Timberland Regional Library reference databases online.  
Obituary for Fred A. Shamp, Sr., *Centralia Daily Chronicle*, December 30, 1974, pg. 13.  
“Area Construction Has Year-End Rise,” *Centralia Daily Chronicle*, January 2, 1960, pg. 2. The article has a listing for permit for \$7000 for F. A. Shamp to construct a single family residence at 415 S. King and \$1000 permit for new electric service at that address.  
*Chicago, Milwaukee & St. Paul Railroad Company—History of the Lines West of Mobridge, South Dakota by Valuation Sections and Subsidiary Companies.* Chicago, Illinois: Valuation Department of the Chicago, Milwaukee & St. Paul Railroad Company, 1915-16. Revised 1925.  
Telephone interviews with Reverend George Page, December 31, 2021 and January 6, 2022.

#### Chain of Title for Lot 4 Block 72 of Washington Addition to Centralia

George Washington to J. R. Russell 1890 Book W, page 549.  
J. R. and Addie Russell to Sarah Noble 1890 Book X, page 479.  
Lewis County Sheriff to Pioneer Building and Loan Association 1893 Book 41, page 168.  
Pioneer Savings and Loan to Grace E. Munn 1897 Book 51, pg. 113.  
Grace and Edwin Munn to J. N. Wyatt 1903 Book 73, pg. 365.  
J. N. and Sarah Wyatt to Stephen Gardner Book 94, page 162.  
Stephen and Maggie Gardner to R. G. Ommen 1908 Book 103, page 189.  
R. G. and Nellie Ommen to James Carrithers 1910 Book 109, page 58.  
J. T. and Sarah Carrithers to Nels Peterson 1915 Book 127, page 269.  
Nels Peterson to M. J. Vaughn 1916 Book 137, page 190.  
M. J. and Grace Vaughan to Frank Hopkins 1916 Book 137, pg. 206.  
Frank and Nettie Hopkins to Lewis County Savings & Loan 1931 Book 211, page 85.  
Lewis County Savings and Loan to Lewis Rehak 1946 Book 312, page 117.  
Lewis and Delores Rehak to Beulah Rehak 1952 Book 356, page 293.

Beulah and Frank Rehak to F. A. and Nancy Shamp 1953 Book 365, page 20.  
Nancy Shamp to George and Darlene Shamp Page 1992 Book 530, page 380.  
George Page and Sandra O'Shaughnessy to Centralia College 2021, #3567836.



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

January 20, 2022

Mr. Bill Sloane  
msgs architects

In future correspondence please refer to:  
Project Tracking Code: 2022-01-00106  
Re: Centralia College Documentation 2022

Dear Mr. Sloane:

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

The following historic resources are not eligible for listing in the National Register of Historic Places:

- Property ID: 604137      Residence      407 S King St, Centralia
- Property ID: 604165      Residence      415 S King St, Centralia

Based upon the photographs and information provided, it appears both buildings have incurred modifications to their plan, siding, and/or windows that detract from their historic integrity of design, materials, workmanship, and feeling. This low level of integrity prevents either building from physically conveying any potential historical associations of significance they may have. Therefore, they are not eligible for listing in the NRHP.

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

Sincerely,

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



Description and History of

411 S. King

Centralia, WA

DAHP Project 2019-01-00537

Property # 718331

Prepared by

Shanna Stevenson

DbA/Heritage Services

Olympia

February 13, 2019

## 411 S. King Description



Front Façade.

This one-and one-half story front gable house faces east. The house is set on a concrete foundation and has wood shingle cladding in the gable ends and clapboard cladding. It has a composition roof. The foundation has flared wood shingle cladding at the base. The Craftsman style house has wide, bracketed eaves with a fascia board. The ends of the brackets all have a distinctive notched feature.

The house has all original wood windows. The front facade has a shed roof porch. It has a with a center gable with matching detailing to the main roofline. The front of the gable end has clapboard cladding. The three-quarter width porch is centered on the front façade, reached by a low flight of concrete steps, and is supported by tapered posts supported by lower, square, wooden pilasters with an incised element. The porch railing has narrow square balusters. The south side of the porch is enclosed with a multi-pane glass curtain. Centered over the porch are paired sash windows with narrow upper sections with vertical mullions in the gable end.

The central front door appears to be an original wooden door with brass knocker and has an outer, newer metal grill safety door. The front entry is flanked by tripartite windows which have narrow vertical mullions in the upper sections.

A large red-brick chimney with square shoulders extends through the roofline in the front part of the south facade. There is large shed-roof dormer on this facade with three square windows.



South Façade.



Rear Façade.

Below the dormer is a rectangular bay with tripartite windows matching those on the front facade. There is a one-over-one smaller sash window on the rear of this facade.

The rear of the house has paired wooden sash windows with vertically-divided top mullions in the gable end. There is a shed roof extension with a metal pipe in the roof on the south side of the rear with a newer entry door reached from a newer ramp. There is another sash window to the north side with detailing to match the upper windows. There is an entry door on the



Northeast Façade.



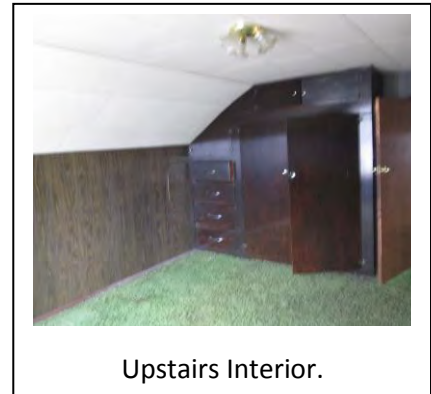
north side of this extension.

The north side of the house has a series of original wooden windows including square, one-over-one sash, and sash with upper vertical mullions.



Downstairs Interior.

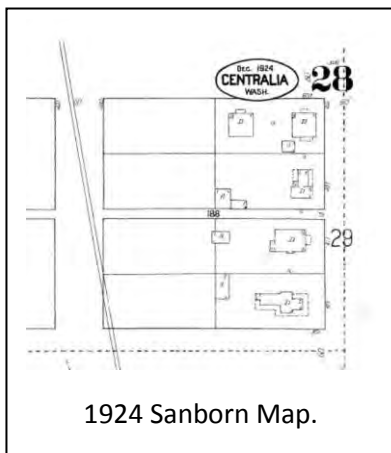
Most of the interior has been clad with wooden paneling over the original surfaces except for a front room and bedrooms. There is a remodeled kitchen as well. A brick fireplace and hearth remains. The upstairs is reached by a steep interior stairway and mostly has the same paneling. There is



Upstairs Interior.

one bedroom and an open space there. The house has three bedrooms and one bathroom.

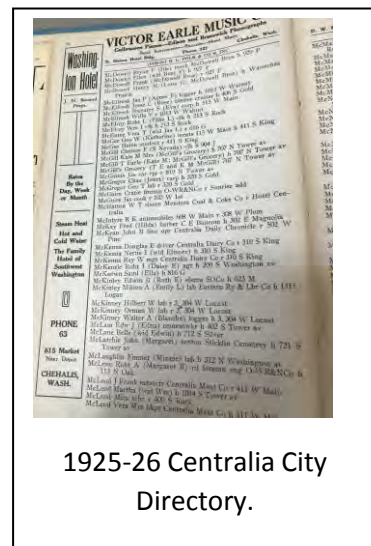
Set on a large lot, there are several newer outbuildings to the rear of the property. Notable in the front landscaping is a mature monkey puzzle tree.



1924 Sanborn Map.

History:

According to Lewis County Assessor Records, there was no improvement on the property in 1920 but by 1925 there is a \$700 improvement when the property is owned by George and Katharine McGee.<sup>1</sup> The 1924 Sanborn map shows the house as well.<sup>2</sup> The 1925-26 Polk City



1925-26 Centralia City Directory.

Directory for Centralia shows George and Katharine [Katharine] McGee living at 411 S. King.<sup>3</sup> McGee operated a butcher shop at 115 Main Street.

The McGees moved to Longview and George McGee died there in 1944.<sup>4</sup> Longtime owners were Curtis and Betty Idecker who purchased the property in the 1960s and owned it for more than 50 years. According to their son, Steve Idecker, they installed the interior

<sup>1</sup> Lewis County Assessor Records.  
<sup>2</sup> Sanborn Map accessed through Timberland Library.  
<sup>3</sup> Polk City Directory.  
<sup>4</sup> Washington State Digital Archives Death Records.



Betty Idecker from  
<https://www.newellhoerlings.com/notices/Betty-Ideker>

paneling, built the current fireplace and planted the monkey tree on the property. Curtis Idecker worked in local mills including Agnew's mill. Curtis and Betty Idecker were married in South Dakota before coming to Centralia. The Ideckers also built the outbuildings before the property was sold to Centralia College in 2018.<sup>5</sup> Betty Idecker died in 2018.<sup>6</sup>

Chain of Title:

Block 72 Lot 3 Washington Plat of Centralia 411 S. King  
George Washington to Public, September 23, 1890 Plat, Volume 3, page 28.  
Washington to Sarah Peters, June 29, 1892 Volume 33, pg. 460.  
Peters to August Stebbins, October 20 1892 Volume 39, pg. 425.  
Sheriff's deed to Ethel M. Beal, April 12, 1919 Volume 148, pg. 502.  
Beal to Neal Ryckman, March 8, 1922 Volume 163, pg. 402.  
Ryckman to George and Katharine McGee, Volume 170, pg. 272.  
McGee to A. W. Kaija, September 17, 1941, Volume 254, pg. 519.  
Kaija to Dayton Garrison, November 25, 1944, AFN 395267  
Garrison to A. A. Carlson, August 3, 1945, Volume 295, pg. 191.  
Carlson to Gordon Brines, April 29, 1948, Volume 329, pg. 493.  
Brines to Richard Barner, February 17, 1958, Volume 393, pg. 254.  
Barner to Raymond Reynoldson, September 26, 1963 Volume 429, pg. 603.

---

<sup>5</sup> Telephone interview with Steve Idecker, February 7, 2019.

<sup>6</sup> <http://www.tributes.com/obituary/show/Betty-Vivian-Ideker-106524060> and <https://www.newellhoerlings.com/notices/Betty-Ideker>

Reynoldson to Curtis Idecker, June 29, 1964, Volume 434, pg. 214.

Idecker to Centralia College, December 31, 2018, AFN 3495922.

Bibliography:

<http://www.tributes.com/obituary/show/Betty-Vivian-Idecker-106524060>

<https://www.newellhoerlings.com/notices/Betty-Idecker>

Lewis County Assessor Records.

Lewis County Auditor Records.

Numerical Index for Block 72 Washington Plat at State Archives.

Polk City Directories.

Sanborn Maps Accessed through Timberland Library.

Telephone interview with Steve Idecker, February 7, 2019.

Washington State Digital Archives Death Records.



# Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

## Location



**Address:** 411 S King St, Centralia, WA, 98531, USA

**Geographic Areas:** Centralia Certified Local Government, Lewis County, T14R02W44, CENTRALIA Quadrangle

## Information

**Number of stories:** 1.50

### Construction Dates:

Construction Type	Year	Circa
Built Date	1924	<input checked="" type="checkbox"/>

### Historic Use:

Category	Subcategory
Domestic	Domestic - Single Family House
Domestic	Domestic - Single Family House

### Historic Context:

Category
Architecture

### Architect/Engineer:

Category	Name or Company
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# Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

**Thematics:**

**Local Registers and Districts**

Name	Date Listed	Notes
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**Project History**

Project Number, Organization, Project Name	Resource Inventory	SHPO Determination	SHPO Determined By, Determined Date
2019-01-00537, , Centralia College House Documentation 2019	2/11/2019	Determined Not Eligible	Holly Borth, 2/20/2019



## Photos



IMG\_0998.JPG



IMG\_1039.JPG



IMG\_1031.JPG



IMG\_1007.JPG



IMG\_1004.JPG



IMG\_1002.JPG



# Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

## Inventory Details - 2/11/2019

**Common name:** 411 S. King House

**Date recorded:** 2/11/2019

**Field Recorder:** Shanna Stevenson

**Field Site number:**

**SHPO Determination**

## Detail Information

### Characteristics:

Category	Item
Foundation	Concrete - Poured
Form Type	Single Dwelling - Bungalow
Roof Type	Gable
Roof Material	Asphalt/Composition - Shingle
Cladding	Wood - Clapboard
Cladding	Wood - Shingle
Plan	Rectangle
Structural System	Wood - Balloon Frame
Foundation	Concrete - Block

### Styles:

Period	Style Details
Early 20th Century American Movements (1900-1940)	Craftsman

## Surveyor Opinion

**Property appears to meet criteria for the National Register of Historic Places:** No

**Property is located in a potential historic district (National and/or local):** No

**Property potentially contributes to a historic district (National and/or local):** No





## Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

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**Significance narrative:** According to Lewis County Assessor Records, there was no improvement on the property in 1920 but by 1925 there is a \$700 improvement when the property is owned by George and Katharine McGee. The 1924 Sanborn Centralia map shows the house as well. The 1925-26 Polk City Directory for Centralia shows George and Katherine [Katharine] McGee living at 411 S. King. McGee operated a butcher shop at 115 Main Street in Centralia.

The McGee's moved to Longview and George McGee died there in 1944. Longtime owners were Curtis and Betty Idecker who purchased the property in the 1960s and owned it for more than 50 years. According to a family member, they installed the interior paneling, built the current fireplace and planted the monkey puzzle tree on the property. Curtis Idecker worked in local lumber mills including Agnew's mill. Curtis and Betty Idecker were married in South Dakota before coming to Centralia. The Ideckers also built the outbuildings before the property was sold to Centralia College in 2018. Betty Idecker died in 2018.



## Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

---

### Physical description:

This one-and one-half story front gable house faces east. The house is set on a concrete foundation and has wood shingle cladding in the gable ends and clapboard cladding. It has a composition roof. The foundation has a flared wood shingle cladding at the base. The Craftsman style house has wide, bracketed eaves with a fascia board. The ends of the brackets all have a distinctive notched feature.

The house has all original wood windows. The front facade has a shed roof porch with a center gable with matching detailing to the main roofline. The front of the gable end has clapboard cladding. The porch is centered on the front façade, reached by a low flight of concrete steps, and is supported by tapered posts supported by lower, square, wooden pilasters with an incised element. The porch railing has narrow square balusters. The south side of the porch is enclosed with a multi pane glass curtain. Centered over the porch in the gable end are paired sash windows with narrow upper sections with vertical mullions.

The central front door appears to be an original wooden door with brass knocker and has an outer, newer metal grill safety door. The front door is flanked by tripartite windows which have narrow vertical mullions in the upper sections.

A large red-brick chimney with square shoulders extends through the roofline in the front part of the south facade. There is large shed-roof dormer on this facade with three square windows.

Below the dormer is a rectangular bay with tripartite windows matching those on the front facade. There is a one-over-one sash window on the rear of this facade.

The rear of the house has paired wooden sash windows with vertically divided mullions in the gable end. There is a one-story shed roof extension with a metal pipe in the roof on the south side of the rear with a newer entry door reached from a newer ramp. There is another sash window to the north side with detailing to match the upper windows. There is an entry door on the north side of this extension.

The north side of the house has a series of original wooden windows including square, one-over-one sash, and sash with upper vertical mullions.

Most of the interior has been clad with wooden paneling over the original surfaces except for a front room and bedrooms. There is a remodeled kitchen as well. A brick fireplace and hearth remain. The upstairs is reached by a steep interior stairway and mostly has the same paneling. There is one bedroom and an open space here. The house has three bedrooms and one bathroom.

Set on a large lot, there are several newer outbuildings to the rear of the property. Notable in the front landscaping is a mature monkey puzzle tree.

### Bibliography:

<http://www.tributes.com/obituary/show/Betty-Vivian-Ideker-106524060>  
<https://www.newellhoerlings.com/notices/Betty-Ideker>  
Lewis County Assessor Records.  
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Telephone interview with Steve Ideker, February 7, 2019.  
Washington State Digital Archives Death Records.



# Historic Property Report

Resource Name: 411 S. King House

Property ID: 718331

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## APPENDIX C7 – ARCHAEOLOGICAL & CULTURAL RESOURCES

### TRIBAL CONTACT INFORMATION

#### DEPARTEMENT OF ARCHAEOLOGICAL & HISTORICAL PRESERVATION (DAHP) CONTACT:

Rob Whitlam  
State Historic Preservation Officer  
Dept of Archaeology & Historic Preservation  
1110 S. Capitol Way, Suite 30  
P.O. Box 48343, Olympia, WA 98504-8343  
Tel: (360) 890-2615  
Email: [rob.whitlam@DAHP.wa.gov](mailto:rob.whitlam@DAHP.wa.gov)

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*Notification to each Tribe shall be initiated during Schematic Design Phase and no later than Design Development completion*

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#### TRIBAL CONTACTS:

##### **Cowlitz Indian Tribe**

James Gordon, Cultural Resources Technician  
Seth Russell, Tribal Historic Preservation Officer  
Office: 360-353-9924; Cell: 202-669-4936  
Email: [srussell@cowlitz.org](mailto:srussell@cowlitz.org)

##### **Confederated Tribes of the Chehalis Reservation**

The Honorable Harry Pickernell, Sr., Chairman  
Dan Penn, Tribal Historic Preservation Officer  
P.O. Box 536, Oakville, WA 98568  
Office: 360-273-5911; Direct: 360-709-1747  
Email: [dpenn@chehalisreservation.org](mailto:dpenn@chehalisreservation.org)

##### **Confederated Tribes and Bands of the Yakama Nation**

The Honorable Delano Saluskin  
Kate Valdez, Tribal Historic Preservation Officer  
Office: 509-865-1068  
Email: [kate@yakama.com](mailto:kate@yakama.com)  
Jerry Meninick, Deputy Cultural Resources  
Office: 509-865-1068  
Email: [jerry\\_meninick@yakama.com](mailto:jerry_meninick@yakama.com)

##### **Quinalt Indian Nation**

Guy Capoeman, President  
Office: 360-276-8211 ext-7309  
[Guy.Capoeman@quinalt.org](mailto:Guy.Capoeman@quinalt.org)  
Dave Bingaman, Director  
Office: 360-276-8211 ext-7309  
[dbingaman@quinalt.org](mailto:dbingaman@quinalt.org)

##### **Nisqually Indian Tribe**

The Honorable Willie Frank III, Chair  
Brad Beah, Tribal Historic Preservation Officer  
Office: 360-3456-5221  
Email: [beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

##### **Squaxin Island Tribe**

The Honorable Kristopher Peters, Chair  
Rhonda Foster, Tribal Historic Preservation Officer  
Email: [rfoster@squaxin.us](mailto:rfoster@squaxin.us)  
Shaun Dinubilo, Archaeologist  
Email: [sdinubilo@squaxin.us](mailto:sdinubilo@squaxin.us)

## 6.4 DAHP and Tribal Review of Proposed Project



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

November 20, 2017

Mr. Jeffrey Warner  
ALSC Architects  
203 N Washington  
Spokane, WA 99201

In future correspondence please refer to:

Project Tracking Code: 2017-11-08246  
Property: Spokane Community College Apprenticeship Center  
Re: More Information Needed

Dear Mr. Warner:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. In response, Archaeologist Matthew Sterner and I have reviewed the materials you provided for this project. In order to complete our review we request historic property inventories be provided for the structure that are, or will be, over fifty years of age at the time the construction activities commences.

Also, we recommend that ground disturbing activities be monitored by an archaeologist at this location due to our predictive model anticipating a very high probability of an archaeological discovery, the proximity to the Spokane River, and the depth of anticipated site excavations.

We appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive as you consult under the requirements of Governor's Executive Order 05-05. Please note the above referenced log number in all future correspondence. Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Russell Holter  
Project Compliance Reviewer  
(360) 586-3533  
russell.holter@dahp.wa.gov

---

State of Washington • Department of Archaeology & Historic Preservation  
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065  
www.dahp.wa.gov



## 6.4 DAHP and Tribal Review of Proposed Project (cont.)



### Spokane Tribe of Indians

November 15, 2017

Jeff Warner  
Director

**RE: Spokane Community College Apprenticeship Center**

Mr. Warner:

Thank you for inviting the Spokane Tribe of Indians to be a consulting party is greatly appreciated.

We are hereby in consultation for this project.

We have reviewed you request for the project mention above, we are concerned that the project area potentially contains cultural resources, which would be impacted by the proposed ground disturbing action.

**Recommendation:** Monitoring on all ground disturbing activity, this is in a high sensitive area.

However if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease.

These comments are based on the information available at the time of this review and on behalf of the Tribal Historic Preservation Officer.

Should additional information become available our assessment may be revised.

Again thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4315.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer  
509/258/4315

June 8, 2022

Ms. Holly Borth  
Preservation Design Reviewer  
Washington State Department of Archaeology & Historic Preservation

Mr. Rob Whitlam, Ph.D.  
State Archaeologist  
Washington State Department of Archaeology & Historic Preservation

RE: *Proposed Project at Spokane Community College  
SCC Apprenticeship  
Integrus Project No. 22217*

117 S. Main St., Suite 100  
Seattle, WA 98104  
206.628.3137 | office  
206.628.3138 | fax

10 S. Cedar Street  
Spokane, WA 99201  
PO Box 1482 (99210)  
509.838.8681 | office  
509.838.2194 | fax

Ms. Borth and Mr. Whitlam:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30<sup>th</sup>, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,  
INTEGRUS ARCHITECTURE, P.S.



Dan Snook, AIA  
Project Manager

Attachments:

SCC Apprenticeship - Proposed Predesign Siteplan.pdf  
19-163 - SCC P-Lot (P2) - STIPP Cultural Survey Report - 19\_08-01.pdf  
20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19\_11-18.pdf  
pc: Becky Barnhart, Kandis Larson, Clinton Brown





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

June 8, 2022

Dan Snook,  
Integrus Architecture  
10 S. Cedar  
Spokane, WA 99201

Re: Spokane Community College Apprenticeship Project  
Log No.: 2022-06-03812 -OFM

Dear Dan Snook;

Thank you for contacting our department pursuant to Executive Order 21-02. We have reviewed the materials you provided for the proposed Spokane Community College Apprenticeship Project Spokane, Spokane County, Washington.

We concur with your determination of no cultural resource impacts with the stipulation for an unanticipated discovery plan.

Please provide any correspondence or comments from concerned tribes or other parties that you receive. Please keep us apprised of the results of your consultations.

In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and the concerned tribe's cultural staff and cultural committee and this department notified.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer in compliance with Executive Order 21-02. Should additional information become available, our assessment may be revised, including information regarding historic properties that have not yet been identified. Thank you for the opportunity to comment and a copy of these comments should be included in subsequent environmental documents.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Whitlam', with a long horizontal line extending to the right.

Robert G. Whitlam, Ph.D.  
State Archaeologist  
(360) 890-2615  
email: [rob.whitlam@dahp.wa.gov](mailto:rob.whitlam@dahp.wa.gov)



June 8, 2022

Mr. Randy Abrahamson  
Tribal Historic Preservation Officer  
Spokane Tribe of Indians

RE: *Proposed Project at Spokane Community College  
SCC Apprenticeship  
Integrus Project No. 22217*

117 S. Main St., Suite 100  
Seattle, WA 98104  
206.628.3137 | office  
206.628.3138 | fax

10 S. Cedar Street  
Spokane, WA 99201  
PO Box 1482 (99210)  
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509.838.2194 | fax

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Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,  
INTEGRUS ARCHITECTURE, P.S.



Dan Snook, AIA  
Project Manager

Attachments:

SCC Apprenticeship - Proposed Predesign Siteplan.pdf  
19-163 - SCC P-Lot (P2) - STIPP Cultural Survey Report - 19\_08-01.pdf  
20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19\_11-18.pdf  
pc: Becky Barnhart, Kandis Larson, Clinton Brown



**Spokane Tribe of Indians  
Tribal Historic Preservation Officer**

PO Box 100 Wellpinit WA 99040

June 9, 2022

**To:** Dan Snook, AIA

**RE: Proposed SCC Apprenticeship project**

Mr. Snook,

Thank you for contacting the Tribe's Historic Preservation Office. We appreciate the opportunity to provide a cultural consult for your project. The intent of this process is to preserve and protect all cultural resources whenever protection is feasible.

After archive research 1. Building 28, 2 outdoor student work areas, 4 landscaping, 5 parking will require an inadvertent discovery plan (IDP) and may proceed, however: # 3 project will require cultural monitor present during construction in the 3 commercial driver license (cdl) training area because of the Spokane river right there whenever working around rivers, creeks, and wetlands you have a high probability for cultural resources.

**Recommendation:** Cultural monitoring and Inadvertent Discovery plan implemented in the scope of work plan.

However, if any artifacts or human remains are found upon excavation activity this office is to be notified and the immediate area cease.

Should additional information become available or scope of work change our assessment may be revised.

Again, thank you for this opportunity to comment and consider this a positive action that will assist us in protecting our shared heritage.

If questions arise, please contact me at (509) 258 – 4222.

Sincerely,

Randy Abrahamson  
Tribal Historic Preservation Officer

June 29, 2022

Jill Maria Wagner, PHD  
Tribal Historic Preservation Officer  
Coeur d'Alene Tribe

RE: *Proposed Project at Spokane Community College  
SCC Apprenticeship  
Integrus Project No. 22217*

Dr Wagner:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30<sup>th</sup>, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed by the Spokane Tribe Preservation Program for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,  
INTEGRUS ARCHITECTURE, P.S.



Dan Snook, AIA  
Project Manager

Attachments:

SCC Apprenticeship - Proposed Predesign Siteplan.pdf  
19-163 - SCC P-Lot (P2) - STIPP Cultural Survey Report - 19\_08-01.pdf  
20-046 - SCC P-Lot (P28) - STIPP Cultural Survey Report - 19\_11-18.pdf  
pc: Becky Barnhart, Kandis Larson, Clinton Brown

117 S. Main St., Suite 100  
Seattle, WA 98104  
206.628.3137 | office  
206.628.3138 | fax

10 S. Cedar Street  
Spokane, WA 99201  
PO Box 1482 (99210)  
509.838.8681 | office  
509.838.2194 | fax

June 29, 2022

Mr. Guy Moura  
Tribal Historic Preservation Officer  
Confederated Tribes of the Colville Reservation

RE: *Proposed Project at Spokane Community College  
SCC Apprenticeship  
Integrus Project No. 22217*

Mr. Moura:

This letter is to notify you of a proposed project on the campus of Spokane Community College (SCC). The college intends to submit a predesign for state approval per the Office of Financial Management requirements on June 30<sup>th</sup>, 2022.

The project will be a single-story building totaling approximately 60,000 GSF. The building will include classrooms, offices, and shop spaces to be used for apprenticeship training programs. Site work will include the addition of an access road to the north of the existing campus Building 28, a gravel lot for Commercial Driver License (CDL) training, parking, landscaping, and outdoor student work areas. A site diagram illustrating this area of work is attached.

All proposed construction will entirely be on vacant, yet previously disturbed ground. Cultural Resource surveys have been completed by the Spokane Tribe Preservation Program for two sites nearby and have been attached. Based on the findings in those surveys we do not anticipate any archaeological resources will be uncovered as part of the work.

Project specifications will include requirements for an Inadvertent Discover Plan (IDP) should any artifacts or remains be discovered during excavation.

We look forward to any comments or information you may have about any archaeological, historic, or cultural resources that may affect this project.

Sincerely,  
INTEGRUS ARCHITECTURE, P.S.



Dan Snook, AIA  
Project Manager

Attachments:

SCC Apprenticeship - Proposed Predesign Siteplan.pdf  
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pc: Becky Barnhart, Kandis Larson, Clinton Brown

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Spokane, WA 99201  
PO Box 1482 (99210)  
509.838.8681 | office  
509.838.2194 | fax



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

October 16, 2017

Mr. Dave Scott, Director  
Facilities and Operations  
Skagit Valley College  
2405 East College Way  
Mt. Vernon, Washington 98273

In future correspondence please refer to:

Log: 113015-11-WBCTC

Property: Norwood Cole Library, Skagit Valley College, Mt. Vernon

Re: Proposed Demolition and Replacement

Dear Mr. Scott:

Thank you for contacting the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. We understand that your communication is your second contact with DAHP regarding this proposal for which Skagit Valley College proposes to replace the existing Norwood Cole Library with a new library building in 2021. In response, your communication has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of Governor's Executive Order 0505.

As communicated to you in 2015, DAHP is of the opinion that the Norwood Cole Library is not eligible for listing in the National Register of Historic Places. We have not seen any new information or received any comments that would change this eligibility opinion. As a result of our sustaining our 2015 opinion about National Register eligibility and concurrence that this proposal will not affect any known significant cultural and historic properties, further contact with DAHP on this project is not necessary. However, in the event that ground disturbing activities for the project discover any archaeological resources, work must stop in the area of discovery and contact made with the appropriate Native American Tribes and DAHP for further consultation.

Thank you for the opportunity to review and comment. If you have any questions, please feel free to contact me at 360-586-3073 or [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov).

Sincerely,

Gregory Griffith  
Deputy State Historic Preservation Officer

C: Jackie Ferry, Samish Indian Nation, THPO  
Norma Joseph, Sauk-Suiattle Tribe, Cultural Resources Director  
Steve Mullen-Moses, Snoqualmie Nation, Archaeology and Historic Preservation  
Josephine Peters, Swinomish Indian Tribal Community, Cultural Resources Protection  
Scott Schuyler, Upper Skagit Tribe, Cultural Resources  
Lena Tso, Lummi Nation THPO  
Richard Young, Tulalip Tribe Cultural Resources





September 13, 2017

Chairman Brian Cladoosby  
Swinomish Indian Tribal Community  
11404 Moorage Way  
La Conner, WA 98257

Dear Chairman Cladoosby,

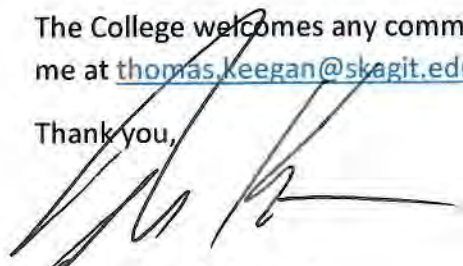
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

The Washington State Department of Archeology and Historic Preservation (DAHP) has already determined that the Norwood Cole Library building is not eligible for listing in the National Register of Historic Places. The College is committed to the immediate stoppage of work if any archeological resources are discovered during the course of construction.

The College welcomes any comment or concerns that you might have. Please direct them to me at [thomas.keegan@skagit.edu](mailto:thomas.keegan@skagit.edu) by September 29, 2017.

Thank you,



Dr. Thomas A. Keegan  
President



September 13, 2017

Ms. Jennifer Washington  
Tribal Chair  
Upper Skagit Tribe  
25944 Community Plaza Way  
Sedro-Woolley, WA 98284

Dear Ms. Washington,

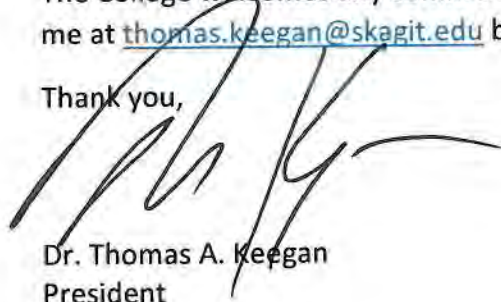
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Thank you,



Dr. Thomas A. Keegan  
President

September 13, 2017

Ms. Norma A. Joseph  
Tribal Chairman  
Sauk-Suiattle Indian Tribe  
5318 Chief Brown Lane  
Darrington, WA 98241

Dear Ms. Joseph,

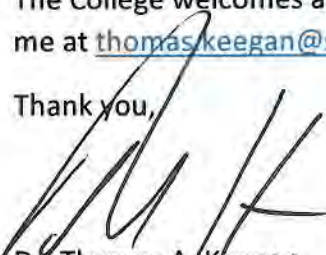
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Thank you,



Dr. Thomas A. Keegan  
President



September 13, 2017

Mr. Tom Wooten  
Tribal Chairman  
Samish Indian Nation Tribal Council  
PO Box 219  
Anacortes, WA 98221

Dear Mr. Wooten,

Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

The Norwood Cole Library was initially built in 1963 as a 12,500 square foot library. In 1973 a 4,560 square foot media center was added to the southern part of the building. Then in 1993 the entire original library was remodeled and the building grew to its current size of 26,730 square feet.

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The College welcomes any comment or concerns that you might have. Please direct them to me at [thomas.keegan@skagit.edu](mailto:thomas.keegan@skagit.edu) by September 29, 2017.

Thank you,



Dr. Thomas A. Keegan  
President

September 13, 2017

Chairman Shawn Yanity  
Stillaguamish Tribe of Indians  
3310 Smokey Point Drive  
Arlington, WA 98223

Dear Chairman Yanity,

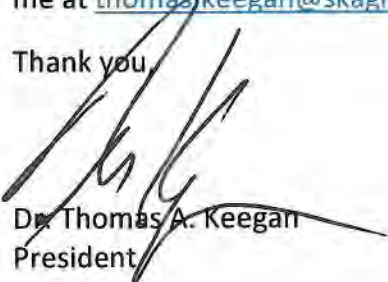
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Thank you,



Dr. Thomas A. Keegan  
President

<b>DAHP USE ONLY</b>
Date Received: 3/7/2022
DAHP Log #: 2022-03-01886
Reviewer(s): RW & HB
<input checked="" type="checkbox"/> ARCHY <input checked="" type="checkbox"/> BEU



**EZ-1 FORM**

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

**GEO 21-02**

New Consultation?  YES  NO  ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

**SECTION 1: PROJECT INFORMATION**

Project Title: <b>SVC Commons Building</b>	Provide 1-2 sentence summary of the project. Construction of a new 43,000-SF Commons building on the east end of the Skagit Valley College campus.
Property Name: <b>Skagit Valley College</b> <small>if applicable</small>	
Project Address: <b>2405 East College Way</b>	
City / State / Zip: <b>Mount Vernon, WA 98273</b>	County: <b>Skagit</b> Township / Range / Section: <b>16/34/04</b> <small>leave blank if unsure</small>

**SECTION 2: PROJECT DESCRIPTION**

Project includes (check all that apply):  NEW CONSTRUCTION  DEMOLITION  GROUND DISTURBANCE  REHABILITATION / RENOVATION  ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old?  YES  NO  NOT SURE \*Contact DAHP  Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register?  YES  NO  NOT SURE

Is the building, structure or site already recorded in WISAARD?  YES  NO  NOT SURE [!] See Note \*Contact DAHP

If Yes, what is the Property ID # or Site #? \_\_\_\_\_

**[!] If the resource is not recorded in WISAARD, please contact DAHP Staff. Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.**

Are there any Federal funds, lands, permits, or licenses involved in/required by this project?  YES  NO  NOT SURE If Yes, what Federal Agency? \_\_\_\_\_

What is the nature of your request? (Check all that apply)  PREDESIGN  DESIGN  CONSTRUCTION  APPLYING FOR GRANT / LOAN  TRYING TO GET UNDER CONTRACT  NOT SURE

**SECTION 3: STATE AGENCY INFORMATION**

State Agency: **Skagit Valley College** Grant / Loan Program Name: \_\_\_\_\_  Direct Appropriation?

Contact Person: **Tim Wheeler** Phone: **(360) 416-7751** e-mail: **Tim.wheeler@skagit.edu**

Funding biennium? **2021-23, 2024-26** Requested grant / loan amount: \_\_\_\_\_ Total project amount: **\$22,000,000**

**SECTION 4: CONTACT INFORMATION**

If different from State Agency contact person.

Submitter Name: **Lexie Costic** Submitter Organization: **RMC Architects**

Submitter Address: **1223 Railroad Ave.** City / State / Zip: **Bellingham, WA 98225**

Submitter Phone: **360-676-7733** Submitter e-mail: **lexie.c@rmcarchitects.com**

**SECTION 5: ATTACHMENTS**

Please email completed form and all attachments to: **2102@dahp.wa.gov**


MAP / APE - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 on Page 2 for optional template.

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

**DAHP DETERMINATION (DAHP USE ONLY)**

<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an <b>ADVERSE IMPACT</b> on historic properties.	 DAHP REVIEWER 3/29/2022 DATE
<input checked="" type="checkbox"/> There are <b>NO HISTORIC PROPERTIES IMPACTED</b> by the proposed project.	<input type="checkbox"/> DAHP requires <b>ADDITIONAL INFORMATION</b> in order to complete review (see attached).	
<input type="checkbox"/> The project will have <b>NO ADVERSE IMPACT</b> on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> IDP REQUIRED	
	<input type="checkbox"/> MONITORING REQUIRED	

revised April 2021



<b>DAHP USE ONLY</b>	
Date Received:	4/15/2022
DAHP Log #:	2022-04-02572
Reviewer(s):	H Borth
<input type="checkbox"/> ARCHY	<input checked="" type="checkbox"/> BEU



**EZ-1 FORM**

Request to initiate consultation for Governor's Executive Order 21-02 (GEO 21-02) projects

**GEO 21-02**

New Consultation?  YES  NO  ADDITIONAL INFORMATION PROVIDED PER REQUEST

Questions? Contact DAHP at 2102@dahp.wa.gov or (360) 586-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102.

**SECTION 1: PROJECT INFORMATION**

Project Title: <b>Knutzen Cardinal Center Remodel</b>	<small>Provide 1-2 sentence summary of the project.</small> Remodel of approximately 6,200 SF of the Knutzen Cardinal Center on the SVC campus. The existing Culinary Arts program spaces will be reconfigured for administrative offices.
Property Name: <b>Skagit Valley College</b> <small>if applicable</small>	
Project Address: <b>2405 East College Way</b>	
City / State / Zip: <b>Mount Vernon, WA 98273</b>	County: <b>Skagit</b> Township / Range / Section: <b>16/34/04</b> <small>leave blank if unsure</small>

**SECTION 2: PROJECT DESCRIPTION**

Project includes (check all that apply):  NEW CONSTRUCTION  DEMOLITION  GROUND DISTURBANCE  REHABILITATION / RENOVATION  ACQUISITION

Does the project involve any buildings, objects, sites, structures or districts that are over 45 years old?  YES  NO  NOT SURE \*Contact DAHP  Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.

Does the project involve any properties determined eligible for or listed in the National Register of Historic Places or Washington Heritage Register? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT SURE	Is the building, structure or site already recorded in WISAARD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> NOT SURE <small>[!] See Note *Contact DAHP</small>	If Yes, what is the Property ID # or Site #? _____	<b>[!] If the resource is not recorded in WISAARD, please contact DAHP Staff. Go to www.dahp.wa.gov/wisaard for more information. Check the box when complete.</b>
--	---	--	--

Are there any Federal funds, lands, permits, or licenses involved in/required by this project?  YES  NO  NOT SURE If Yes, what Federal Agency? \_\_\_\_\_

What is the nature of your request? (Check all that apply)  PREDESIGN  DESIGN  CONSTRUCTION  APPLYING FOR GRANT / LOAN  TRYING TO GET UNDER CONTRACT  NOT SURE

**SECTION 3: STATE AGENCY INFORMATION**

State Agency: **Skagit Valley College** Grant / Loan Program Name: \_\_\_\_\_  Direct Appropriation?

Contact Person: **Tim Wheeler** Phone: **(360) 416-7751** e-mail: **Tim.wheeler@skagit.edu**

Funding biennium? **2021-23, 2024-26** Requested grant / loan amount: \_\_\_\_\_ Total project amount: **\$4,500,000**

**SECTION 4: CONTACT INFORMATION** If different from State Agency contact person.

Submitter Name: **Tim Wheeler** Submitter Organization: **Skagit Valley College**

Submitter Address: **2405 E. College Way** City / State / Zip: **Mount Vernon, WA 98273**

Submitter Phone: **(360) 416-775** Submitter e-mail: **Tim.wheeler@skagit.edu**

**SECTION 5: ATTACHMENTS**

Please email completed form and all attachments to: **2102@dahp.wa.gov**

MAP / APE - Be sure to show the project boundary and location of property(ies). See Section 7 on Page 3 for optional template. May also submit online through WISAARD using eAPE.

DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance. See Section 6 on Page 2 for optional template.

SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.

PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. Photos submitted through WISAARD may suffice.

**DAHP DETERMINATION (DAHP USE ONLY)**

<input type="checkbox"/> EXEMPT from GEO 21-02 review.	<input type="checkbox"/> The project will have an <b>ADVERSE IMPACT</b> on historic properties.	 DAHP REVIEWER 4/22/2022 DATE
<input checked="" type="checkbox"/> There are <b>NO HISTORIC PROPERTIES IMPACTED</b> by the proposed project.	<input type="checkbox"/> DAHP requires <b>ADDITIONAL INFORMATION</b> in order to complete review (see attached).	
<input type="checkbox"/> The project will have <b>NO ADVERSE IMPACT</b> on historic properties.	<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> IDP REQUIRED <input type="checkbox"/> MONITORING REQUIRED	

revised April 2021

February 16, 2022

Confederated Tribes of the Colville Reservation  
Attn: Andy Joseph Jr  
PO BOX 150  
Nespelem, WA 99155

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Andy Joseph Jr,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

The project predesign report is currently underway. Funding for the report has been granted by the state legislature together with funding allocation for project design. Construction of the new facility could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the existing buildings/site eligibility for listing on the National Register of Historic Places.

In addition, Skagit Valley College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at [Thomas.Keegan@skagit.edu](mailto:Thomas.Keegan@skagit.edu) at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.



February 16, 2022

Lummi Nation  
Attn: Lawrence Solomon  
2665 Kwina Road  
Bellingham, WA 98226

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Lawrence Solomon,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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In addition, Skagit Valley College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at [Thomas.Keegan@skagit.edu](mailto:Thomas.Keegan@skagit.edu) at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.

February 16, 2022

Samish Indian Nation  
Attn: Tom Wooten  
PO BOX 217  
Anacortes, WA 98221

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Tom Wooten,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,



Dr. Thomas A. Keegan  
President

February 16, 2022

Sauk-Suiattle Indian Tribe  
Attn: Norma Joseph  
5318 Chief Brown Lane  
Darrington, WA 98241

Subject: Library and Culinary Arts Building  
Skagit Valley College

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Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the existing buildings/site eligibility for listing on the National Register of Historic Places.

In addition, Skagit Valley College is committed to the immediate stoppage of work if any archaeological resources are discovered during construction.

If you have any comments or concerns regarding this matter, please direct them to me by phone at 360.416.7997, or by e-mail at [Thomas.Keegan@skagit.edu](mailto:Thomas.Keegan@skagit.edu) at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan  
President

February 16, 2022

Snoqualmie Indian Tribe  
Attn: Robert de Los Angeles  
PO BOX 969  
Snoqualmie, WA 98065

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Robert de Los Angeles,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.

February 16, 2022

Stillaguamish Tribe of Indians  
Attn: Eric White  
PO BOX 277  
Arlington, WA 98223

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Eric White,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.

February 16, 2022

Swinomish Indian Tribal Community  
Attn: Steve Edwards  
11404 Moorage Way  
La Conner, WA 98257

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Steve Edwards,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.



February 16, 2022

Tulalip Tribes  
Attn: Teri Gobin  
6406 Marine Drive  
Tulalip, WA 98271

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Teri Gobin,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.

**SVC** | SKAGIT VALLEY COLLEGE  
Office of the President

2405 East College Way | Mount Vernon, WA 98273-5899

T 360.416.7997 | F 360.416.7773 | [www.skagit.edu](http://www.skagit.edu)

February 16, 2022

Upper Skagit Indian Tribe  
Attn: Jennifer Washington  
25944 Community Plaza  
Sedro Woolley, WA 98284

Subject: Library and Culinary Arts Building  
Skagit Valley College

Dear Jennifer Washington,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Skagit Valley College's intent to pursue capital funding for a major capital construction project on our campus. The College is seeking construction funding of a new Library and Culinary Arts Building. The project will replace two existing buildings. The following page include campus plans showing the extent of proposed site development and buildings to be replaced.

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Respectfully,



Dr. Thomas A. Keegan  
President

Community College District 4 serving Skagit, Island, and San Juan counties.

# TAB B

## Preservation Projects



**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 3:02PM

Project Number: 40001334

Project Title: Preventive Facility Maintenance & Bldg System Repairs

**Description**

Starting Fiscal Year: 2026  
 Project Class: Preservation  
 Agency Priority: 1

**Project Summary**

This is an M&O fund swap from the operating budget that began in 2003 where funding is provided for routine facility maintenance and utility costs.

**Project Description**

The State Board requests ending the budget fund swap that allows \$22,800,000 in community and technical college capital projects account (fund 060) to be used for routine facility maintenance and utility expenses. A companion operating budget decision package ML-FT is submitted to fully restore these routine operating expenses to the operating budget has been submitted for OFM and legislative review.

The building fee account was established to finance campus construction and renovation projects through minor works and major facility projects. Returning the cost of utilities and routine building maintenance to the general fund maximizes the intended purpose of fund 060 for capital work and provides greater flexibility for expenses that are less suitable for state bonds (fund 057). If approved, the State Board requests that the \$22,800,000 in building fees replace the state bond funding in project 40001051 (Minor Works – Program (25-27)).

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
060-1	Comm/Tech Cap Proj A-State	114,000,000				22,800,000
	<b>Total</b>	<b>114,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,800,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
060-1	Comm/Tech Cap Proj A-State	22,800,000	22,800,000	22,800,000	22,800,000	
	<b>Total</b>	<b>22,800,000</b>	<b>22,800,000</b>	<b>22,800,000</b>	<b>22,800,000</b>	

**Operating Impacts**

No Operating Impact

## Capital Project Request

2025-27 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001334	40001334
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids





**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/26/2024 10:51AM

**Project Number:** 40001110

**Project Title:** Minor Works - Preservation (25-27)

**Operating Impacts**

---

No Operating Impact

**SubProjects**

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**SubProject Number:** 40001111

**SubProject Title:** Emergency Reserve Fund

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 8:56AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001111

SubProject Title: Emergency Reserve Fund

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

Emergency project funds are distributed to colleges through independent allocations from \$25,000 up to \$500,000 for emergency projects.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

Emergency funding to remedy unanticipated hazardous materials abatement projects. Funds are allocated by SBCTC to colleges for projects valued between \$25,000 and \$500,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

Funding to support the State Board for Community and Technical College's capital program administration and management for the 2025-27 biennium for the Community and Technical College system.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

Additional funding to hire a third party consultant to assess all state-owned buildings every two years.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001115

SubProject Title: Bates Technical College

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001120

SubProject Title: Centralia College

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001124

SubProject Title: Edmonds Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001129

SubProject Title: Lake Washington Institute of Technology

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

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Project Class: Preservation

Agency Priority: 2

**Project Summary**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001136

SubProject Title: Renton Technical College

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

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Agency Priority: 2

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Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

Project Class: Preservation



699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001141

SubProject Title: South Seattle College

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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Starting Fiscal Year: 2026

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Agency Priority: 2

**Project Summary**

Minor Works - Preservation

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Agency Priority: 2

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Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

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699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001145

SubProject Title: Walla Walla Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

**Project Description**

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 2

**Project Summary**

Minor Works - Preservation

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Minor Works - Preservation

Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

SubProjects

SubProject Number: 40001178

SubProject Title: Pierce College

Project Description

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Location

City: Aberdeen	County: Grays Harbor	Legislative District: 019
City: Auburn	County: King	Legislative District: 047
City: Bellevue	County: King	Legislative District: 041
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bothell	County: Snohomish	Legislative District: 001
City: Bremerton	County: Kitsap	Legislative District: 026
City: Centralia	County: Lewis	Legislative District: 020
City: Des Moines	County: King	Legislative District: 033
City: Everett	County: Snohomish	Legislative District: 038
City: Kirkland	County: King	Legislative District: 045
City: Lakewood	County: Pierce	Legislative District: 028
City: Lakewood	County: Pierce	Legislative District: 029
City: Longview	County: Cowlitz	Legislative District: 019
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Moses Lake	County: Grant	Legislative District: 013
City: Mount Vernon	County: Skagit	Legislative District: 040
City: Olympia	County: Thurston	Legislative District: 022
City: Pasco	County: Franklin	Legislative District: 016
City: Port Angeles	County: Clallam	Legislative District: 024
City: Renton	County: King	Legislative District: 011
City: Seattle	County: King	Legislative District: 034
City: Seattle	County: King	Legislative District: 043
City: Seattle	County: King	Legislative District: 043
City: Seattle	County: King	Legislative District: 046
City: Shoreline	County: King	Legislative District: 032
City: Spokane	County: Spokane	Legislative District: 003
City: Spokane	County: Spokane	Legislative District: 006
City: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Statewide	County: Statewide	Legislative District: 098
City: Tacoma	County: Pierce	Legislative District: 027
City: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016
City: Wenatchee	County: Chelan	Legislative District: 012
City: Yakima	County: Yakima	Legislative District: 015

Project Type



699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001145

SubProject Title: Walla Walla Community College

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

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No impacts to growth management.

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No impacts to growth management.

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No impacts to growth management.

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No impacts to growth management.

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No impacts to growth management.

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No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001118

SubProject Title: Big Bend Community College

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

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No impacts to growth management.

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No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

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**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001132

SubProject Title: Olympic College

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.

**Growth Management impacts**

No impacts to growth management.





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Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001111

SubProject Title: Emergency Reserve Fund

<u>Funding</u>		<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>		<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
060-1	Comm/Tech Cap Proj A-State	3,000,000				3,000,000
060-1	Comm/Tech Cap Proj A-State	870,000				870,000
060-1	Comm/Tech Cap Proj A-State	911,000				911,000
060-1	Comm/Tech Cap Proj A-State	902,000				902,000
060-1	Comm/Tech Cap Proj A-State	1,481,000				1,481,000
060-1	Comm/Tech Cap Proj A-State	364,000				364,000
060-1	Comm/Tech Cap Proj A-State	594,000				594,000
060-1	Comm/Tech Cap Proj A-State	202,000				202,000
060-1	Comm/Tech Cap Proj A-State	430,000				430,000
060-1	Comm/Tech Cap Proj A-State	1,166,000				1,166,000
060-1	Comm/Tech Cap Proj A-State	629,000				629,000
060-1	Comm/Tech Cap Proj A-State	1,040,000				1,040,000
060-1	Comm/Tech Cap Proj A-State	986,000				986,000
060-1	Comm/Tech Cap Proj A-State	967,000				967,000
060-1	Comm/Tech Cap Proj A-State	385,000				385,000
060-1	Comm/Tech Cap Proj A-State	1,047,000				1,047,000
060-1	Comm/Tech Cap Proj A-State	906,000				906,000
060-1	Comm/Tech Cap Proj A-State	609,000				609,000
060-1	Comm/Tech Cap Proj A-State	597,000				597,000
060-1	Comm/Tech Cap Proj A-State	965,000				965,000
060-1	Comm/Tech Cap Proj A-State	761,000				761,000
060-1	Comm/Tech Cap Proj A-State	329,000				329,000
060-1	Comm/Tech Cap Proj A-State	614,000				614,000
060-1	Comm/Tech Cap Proj A-State	1,468,000				1,468,000
060-1	Comm/Tech Cap Proj A-State	681,000				681,000
060-1	Comm/Tech Cap Proj A-State	699,000				699,000
060-1	Comm/Tech Cap Proj A-State	700,000				700,000
060-1	Comm/Tech Cap Proj A-State	818,000				818,000
060-1	Comm/Tech Cap Proj A-State	1,577,000				1,577,000
060-1	Comm/Tech Cap Proj A-State	905,000				905,000
060-1	Comm/Tech Cap Proj A-State	788,000				788,000
060-1	Comm/Tech Cap Proj A-State	785,000				785,000
060-1	Comm/Tech Cap Proj A-State	563,000				563,000
060-1	Comm/Tech Cap Proj A-State	495,000				495,000
060-1	Comm/Tech Cap Proj A-State	995,000				995,000
060-1	Comm/Tech Cap Proj A-State	49,000				49,000
060-1	Comm/Tech Cap Proj A-State	1,047,000				1,047,000
<b>Total</b>		<b>31,325,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>31,325,000</b>



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Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001111

SubProject Title: Emergency Reserve Fund

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
060	Comm/Tech Cap Proj A-Unknown				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Report Number: CBS002

Date Run: 8/26/2024 10:51AM

Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001112

SubProject Title: Hazardous Materials Abatement Fund

	Future Fiscal Periods			
	2027-29	2029-31	2031-33	2033-35
23N-1 MTC Capital Account-State				
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

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Project Number: 40001110

Project Title: Minor Works - Preservation (25-27)

**SubProjects**

SubProject Number: 40001111

SubProject Title: Emergency Reserve Fund

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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**Project Number:** 40001110

**Project Title:** Minor Works - Preservation (25-27)

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**SubProjects**

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**SubProject Number:** 40001144

**SubProject Title:** Tacoma Community College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001110	40001110
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Guidelines for use of “Unanticipated Repair Funds”

The Unanticipated Repair Funds are part of the capital budget appropriation for “Minor Works – Preservation” that was provided for the Community and Technical Colleges. This appropriation is intended to include the flexibility required to address unanticipated capital needs and is broken into several intended uses as shown below.

- SBCTC Emergency Fund
- SBCTC Capital Program
- Facilities Condition Survey
- Hazardous Materials Fund
- Allocation to each college for unanticipated repair needs (URF)

The “SBCTC Emergency Fund” and “Hazardous Materials Fund” requirements and policy are addressed on the SBCTC web page. The “Facilities Condition Survey” and “SBCTC Capital Program” funds are used to continue the SBCTC capital program.

The final portion of the appropriation is intended to fund “unanticipated repair” needs at each college. This funding was previously known as “Repair and Minor Improvement” (RMI), but this designation was dropped to provide more clarity regarding the intended use. The new designation for these funds is the “Unanticipated Repair Funds” or “URF”. This portion of the appropriation can be used to fund the repair of essential infrastructure or building systems at individual college campuses.

The distribution of URF to the individual colleges is based on the following formula:

<b><i>Factors</i></b>	<b><i>Approximate Share of Available Dollars</i></b>
Total GSF of owned buildings	35%
Total state supported FTE (full time students)	35%
Total GSF of buildings that are more than 25 years old	30%

Colleges need to be accountable for expenditures of these funds in accordance with legislative intent and OFM rules. These guidelines have been established to help insure that the Community and Technical College system maintains credibility by following the intent of the Legislature. This should help the system to successfully compete for scarce capital resources when requesting funds in future capital budgets.

Since these preservation funds are appropriated in the capital budget, OFM rules govern expenditure of these funds. The capital budget bills have typically included a section that defines minor works projects and specific funding criteria.

The following categories and definitions are established to help colleges plan for and use this funding. Any questions regarding the appropriate use of these funds should be brought to the attention of the Director of Capital at the State Board for Community and Technical Colleges.

**Allowable URF Expenditures (details below):**

- 1. Emergency project matching funds**
- 2. Code/regulatory compliance**
- 3. Emergent/deferred capital repairs**
- 4. Supplemental funding for capital repair**

***1) Emergency Reserve Matching Funds***

Colleges can request to use a portion of the “SBCTC emergency project fund” identified above. When colleges qualify to use these emergency funds, they are required to commit matching funds. Colleges can use some of their URF as described in the Emergency funding policy, which can be found on the State Board website.

As a rule of thumb, colleges should try to reserve at least 30 percent of their URF allocation for the second year of the biennium.

***2) Code/Regulatory Compliance***

URF may be used for permanent facility improvements to comply with building codes and regulations. These improvements include seismic, fire, health, life safety, ADA and hazardous material removal (e.g., lead, PCBs, asbestos). Other funding sources such as the “Hazardous Materials Fund” should be exhausted before using these funds to address the need.

***3) Emergent/Deferred Capital Repairs***

URF can be used to fund critical capital repairs that have emerged since the last facilities condition survey. In addition, these funds can be used for repair projects that were not included in the current capital budget but have become a higher priority for the college. A capital project can include design work (including related studies) and construction.

Since a portion of the “Minor Works – Preservation” appropriation is designated to each college and identified as an individual sub-project (minor works project) within the capital budget, up

to 25% of each college URF allocation can be used for minor improvements, if allowed in the capital budget. The previous capital budget bills have included the following proviso:

*“Minor works preservation projects may include program improvements of no more than twenty-five percent of the individual minor works preservation project cost”*

Therefore, as a guideline, up to 25% of the URF provided for each college may be used for minor program improvements.

#### **4) Supplemental Funding for Capital Repair**

URF may be used to supplement other capital projects with funding shortfalls, if expressly authorized by OFM. Please contact the Director of Capital at the State Board for Community and Technical Colleges to pursue this option.

#### **Unallowable URF Expenditures (details below):**

- |  |   |
|--|---|
| <b>1. Maintenance &amp; Operations</b> | <b>7. Parking</b>   |
| <b>2. Enterprise Operations</b>        | <b>8. Student Government</b>                              |
| <b>3. Salaries and Benefits</b>        | <b>9. Energy Conservation</b>                             |
| <b>4. Instructional Equipment</b>      | <b>10. Telecommunications/<br/>Information Technology</b> |
| <b>5. Equipment/Furnishings</b>        |   |
| <b>6. Leased Facilities</b>            |   |

#### ***1) Maintenance & Operations***

URF shall not be used for regular maintenance or for normal operations such as grounds, security, and custodial work. Normal maintenance and operating functions are to be supported by operating funds. In addition, these funds cannot be used to pay Local Improvement District assessments or in-lieu of assessments by local fire, water and sewer, and other local districts.

#### ***2) Enterprise Operations***

URF shall not be used to support enterprise operations such as bookstores, food services, dormitory operations, or parking. Capital funds shall not be used to repair, remodel, renovate, or construct space for self-supporting enterprise operations.

### **3) Salaries and Benefits**

URF shall not be used for salaries, benefits, or other personnel related expenses. The one exception is direct labor costs associated with a capital project. For example, if a college hires a temporary employee, or uses their own classified staff to perform an in-house capital project using these funds, then the direct labor cost may be charged to the project.

### **4) Instructional Equipment**

URF shall not be used for the purchase or repair of instructional equipment. The use of capital funds to purchase instructional equipment is allowable only on large capital construction projects (e.g., major, renovation, or replacement) where new space is constructed. After the initial capital project is completed, instructional equipment is viewed as portable equipment that would be removed if the space were vacated.

### **5) Equipment/Furnishings**

URF shall not be used to purchase or repair equipment and furnishings, including mobile equipment, tools, furniture, site furnishings, office machines, carpet or window coverings. The use of capital funds to purchase equipment/furnishings is permissible only on a large capital project where new space is furnished for the first time.

### **6) Leased Facilities**

URF shall not be used for projects within facilities that are not owned by the state. However, an exception is allowed if the lease of a facility will result in the ownership of the property through an existing COP or lease/purchase agreement.

### **7) Parking**

URF shall not be used to construct, maintain, or repair parking facilities, including parking lots, parking structures, and all appurtenances such as curbs, access roads and signage. Funding for parking facilities should be derived from parking fees. However, site lighting and pedestrian access paths within a parking area can be repaired using these funds since they are required for accessibility and safety.

### **8) Student Government**

URF shall not be used to construct, remodel, or renovate facilities used solely for student governance, student recreation, student leisure activities, and student club rooms. Student fees shall be used for capital improvements to facilities used predominantly for the purposes stated above. Colleges are encouraged to use alternative funding (e.g., COP) to obtain capital funds for these endeavors.

### **9) Energy Conservation**

URF shall not be used to pay debt service on energy conservation projects. Colleges are to use operating dollars (utility savings) to fund energy projects. The Department of Enterprise Services Energy Office works with state agencies and colleges to provide access to and support for evaluation and development of successful energy conservation projects. Utility assistance programs, Guaranteed Energy Savings Program, together with college utility savings can be used to finance Energy Service Company (ESCO) projects. Paybacks for reasonably developed projects are generally less than eight years.

### **10) Telecommunication/Information Technology**

URF shall not be used to purchase or repair telecommunications, computing, and information technology equipment, or purchase software. However, these funds may be used to extend communication and data infrastructure (e.g., conduit and wiring) if the 25% improvement limitation is met as described in the capital budget bill. Otherwise, Improvements to telecommunications, computing, and technology hardware and software must be funded from operating budgets and/or student fees.



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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:48AM

Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**Description**

Starting Fiscal Year: 2026  
 Project Class: Preservation  
 Agency Priority: 3

**Project Summary**

Repair or replace roof components to maintain educational programs and preserve building condition.

**Project Description**

The Facility Condition Survey identified high priority roof repair needs at 22 colleges. If these projects are deferred, building use may be disrupted and students would not have access to some educational spaces. Also, other building elements will deteriorate if building envelopes are not repaired.

The colleges enrich the lives of students and increase their lifetime incomes. They benefit taxpayers by generating increased tax revenues from an enlarged economy and reducing the demand for taxpayer-supported social services. Finally, they contribute to the vitality of the state and local economies.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

These projects should not impact growth management.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State					
060	Comm/Tech Cap Proj A-Unknown					
060-1	Comm/Tech Cap Proj A-State	12,153,000				12,153,000
	<b>Total</b>	<b>12,153,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,153,000</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
060	Comm/Tech Cap Proj A-Unknown				
060-1	Comm/Tech Cap Proj A-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

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**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/26/2024 10:48AM

**Project Number:** 40001190

**Project Title:** Minor Works - Roof Repairs (25-27)

**Operating Impacts**

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**Narrative**

This repair does not impact the operating budget.

**SubProjects**

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**SubProject Number:** 40001191

**SubProject Title:** Bates Technical College

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:48AM

Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001191

SubProject Title: Bates Technical College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Bates Technical College - Roof repairs at the South Campus (280B)

**Project Description**

1) S.C. Bldg. B (280-5; UFI A00368) - Repair the failed portions of roofing on the east side of the building. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency R01). Item cost: \$31,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Bellevue College - Roof repairs at the Main Campus (080A)

**Project Description**

1) CBPS: Building R (080-Bldgr; UFI A09705) - Repair the failed portions of the roofing. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency R01). Item cost: \$383,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Big Bend Community College - Roof repairs at the Main Campus (180A)

**Project Description**

1) Science, Enigneering, Math (180-120; UFI A00516) - Replace the failed roofing. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency R01). Item cost: \$1,012,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Centralia College - Roof repairs at the Main Campus (121A)

**Project Description**

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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001195

SubProject Title: Centralia College

1) Technology Center (121-Tec; UFI A06178) - Replace the failing built-up portion of the roofing and repair the prior water damage. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency R01). Item cost: \$1,098,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Clover Park Technical College - Roof repairs at the Main Campus (290A)

**Project Description**

1) Personal Care Services (290-8; UFI A08189) - Recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency R01). Item cost: \$379,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Columbia Basin College - Roof repairs at the Richland Campus (190B)

**Project Description**

1) Multiple Buildings (190B) - Replace the failed roofing on buildings RA, RB and RC. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency R03). Item cost: \$228,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Lower Columbia College - Roof repairs at the Main Campus (130A)

**Project Description**

1) Main Bldg Orig.09/01/1950 (130-Man; UFI A07038) - Replace the failing lower section of roofing. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency R01). Item cost: \$107,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

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Report Number: CBS002

Date Run: 8/26/2024 10:48AM

Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001203

SubProject Title: Olympic College

**Project Summary**

Olympic College - Roof repairs at the Main Campus (030A)

**Project Description**

1) Science Technology (030-008; UFI A07659) - Repair the failed portions of the roofing. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency R02). Item cost: \$31,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Peninsula College - Roof repairs at the Main Campus (010A)

**Project Description**

1) CBPS: Theatre/Student Union (010-00J; UFI A04882) - Replace the failed sections of roofing near the HVAC units on the north side of the building. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency R02). Item cost: \$72,000.

2) CBPS: Theatre/Student Union (010-00J; UFI A04882) - Replace the failing Kalwall skylight panels. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency R03). Item cost: \$95,000.

3) Theatre/Student Union (010-00J; UFI A04882) - Replace the degraded parapet wall siding. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency R04). Item cost: \$31,000.

4) Student Services Center (010-00D; UFI A05724) - Replace the flat section of failed roofing near the mechanical units. Also repair the degraded composition roofing to extend its useful life. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency R01). Item cost: \$168,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Renton Technical College - Roof repairs at the Main Campus (270A)

**Project Description**

1) Anderson (270-F; UFI A06221) - Recondition the failing roofing to extend its useful life. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency R01). Item cost: \$154,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

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Report Number: CBS002

Date Run: 8/26/2024 10:48AM

Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001209

SubProject Title: Shoreline Community College

**Project Summary**

Shoreline Community College - Roof repairs at the Main Campus (070A)

**Project Description**

1) Automotive (070-21; UFI A00465) - Recondition the degraded roofing on the northwest and west portions of the building to extend its useful life. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency R01). Item cost: \$350,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Skagit Valley College - Roof repairs at the Main Campus (040A) and the Whidbey Campus (040C)

**Project Description**

- 1) Whidbey Hayes Hall (040-18; UFI A09219) - Recondition the degraded roofing to extend its useful life. Provide proper seals and flashing to ensure a water-tight envelope. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency R02). Item cost: \$382,000.
- 2) Roberts Hall (040-80; UFI A09398) - Recondition the south portion of the roofing to extend its useful life. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency R01). Item cost: \$217,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

South Puget Sound Community College - Roof repairs at the Main Campus (240A)

**Project Description**

- 1) Center for Student Success, Library, Student Svcs: BLDG 22 (240-22; UFI A08700) - Recondition the degraded roofing to extend its useful life. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency R01). Item cost: \$238,000.
- 2) Center for Transition Studies: BLDG 28 (240-28; UFI A09052) - Replace the failing roof ridge cap and improve the roof flashing to ensure a water-tight envelope. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency R02). Item cost: \$463,000.
- 3) Student Union Bldg, Book Store, Food Svcs: BLDG 27 (240-27; UFI A08908) - Repair the roofing to ensure a water-tight condition (Not included in the 2019 college Facility Condition Survey). Item cost: \$296,000.

Starting Fiscal Year: 2026

Project Class: Preservation

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Date Run: 8/26/2024 10:48AM

Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001212

SubProject Title: South Seattle College

Agency Priority: 3

**Project Summary**

South Seattle College - Roof repairs at the Main Campus (064A)

**Project Description**

- 1) CBPS: Culinary Arts Bldg (Cab) (064-Cab; UFI A09411) - Replace the deteriorated mansard roofing. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R01). Item cost: \$180,000.
- 2) Pastry & Baking Arts (064-Pba; UFI A02889) - Recondition the deteriorated roofing to extend its useful life. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R02). Item cost: \$234,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Spokane Community College - Roof repairs at the Main Campus (171A)

**Project Description**

- 1) Main (171-1; UFI A08547) - Repair and recondition the degraded roofing. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency R01). Item cost: \$240,000.
- 2) Automotive (171-18; UFI A07575) - Repair and recondition the failing sections of roofing and replace the damaged insulation. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency R04). Item cost: \$298,000.
- 3) Health Science (171-9; UFI A08699) - Repair and recondition the failing sections of roofing and replace the damaged insulation. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency R02). Item cost: \$378,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Spokane Falls Community College - Roof repairs at the Main Campus (172A)

**Project Description**

- 1) Library (172-2; UFI A09692) - Recondition the failing roofing, insulation and cap flashing. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency R03). Item cost: \$385,000.
- 2) Music (172-15; UFI A01914) - Recondition the deteriorated roofing to extend its useful life. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency R04). Item cost: \$250,000.



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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001214

SubProject Title: Spokane Falls Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Tacoma Community College - Roof repairs at the Main Campus (220A)

**Project Description**

- 1) Tahoma - Opgaard Student Center (220-11; UFI A07930) - Recondition the upper portion of the roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R11). Item cost: \$78,000.
- 2) Mt Rainier (220-19; UFI A05826) - Recondition the degraded roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R07). Item cost: \$611,000.
- 3) Cascade (220-14; UFI A00444) - Recondition the degraded roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R06). Item cost: \$371,000.
- 4) Giaudrone (220-5; UFI A04496) - Recondition the degraded roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R08). Item cost: \$700,000.
- 5) Madrona (220-F2; UFI A02211) - Replace or encapsulate the failing asbestos mansard roofing. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R05). Item cost: \$44,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Walla Walla Community College - Roof repairs at the Main Campus (200A)

**Project Description**

- 1) Auto Training Center (200-U; UFI A09856) - Replace the roofing fasteners to extend the life of the roofing. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency R01). Item cost: \$42,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Whatcom Community College - Roof repairs at the Main Campus (210A)

**Project Description**

- 1) Kulshan Hall (210-222; UFI A04490) - Recondition the degraded roofing to extend its useful life. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency R02). Item cost: \$436,000.

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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001218

SubProject Title: Whatcom Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Yakima Valley College - Roof repairs at the Main Campus (160A)

**Project Description**

1) Hopf Union Building (160-009; UFI A03561) - Recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency R01). Item cost: \$341,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Grays Harbor College - Roof repairs at the Main Campus (020A)

**Project Description**

1) Lib (020-1500; UFI A09264) - Recondition the failing lower roofs to extend their useful life. Replace the failing upper roofing. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency R02). Item cost: \$349,000.

2) Manspeaker Instructional (020-2000; UFI A04686) - Replace the failing roofing. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency R03). Item cost: \$830,000.

3) Schermer Instructional (020-4000; UFI A21240) - Repair the roofing to ensure a water-tight condition. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency R01). Item cost: \$34,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 3

**Project Summary**

Lake Washington Institute of Technology - Roof repairs at the Main Campus (260A)

**Project Description**

1) East Building (260-Eas; UFI A02059) - Repair and recondition the failing portion of the roofing on the east wing of the building. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency R01). Item cost: \$617,000.

**Capital Project Request**

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**Project Number:** 40001190

**Project Title:** Minor Works - Roof Repairs (25-27)

**SubProjects**

**SubProject Number:** 40001224

**SubProject Title:** Lake Washington Institute of Technology

**Location**

<b>City:</b> Aberdeen	<b>County:</b> Grays Harbor	<b>Legislative District:</b> 019
<b>City:</b> Bellevue	<b>County:</b> King	<b>Legislative District:</b> 041
<b>City:</b> Bellingham	<b>County:</b> Whatcom	<b>Legislative District:</b> 042
<b>City:</b> Bremerton	<b>County:</b> Kitsap	<b>Legislative District:</b> 026
<b>City:</b> Centralia	<b>County:</b> Lewis	<b>Legislative District:</b> 020
<b>City:</b> Kirkland	<b>County:</b> King	<b>Legislative District:</b> 045
<b>City:</b> Lakewood	<b>County:</b> Pierce	<b>Legislative District:</b> 029
<b>City:</b> Longview	<b>County:</b> Cowlitz	<b>Legislative District:</b> 019
<b>City:</b> Moses Lake	<b>County:</b> Grant	<b>Legislative District:</b> 013
<b>City:</b> Mount Vernon	<b>County:</b> Skagit	<b>Legislative District:</b> 040
<b>City:</b> Olympia	<b>County:</b> Thurston	<b>Legislative District:</b> 022
<b>City:</b> Pasco	<b>County:</b> Franklin	<b>Legislative District:</b> 016
<b>City:</b> Port Angeles	<b>County:</b> Clallam	<b>Legislative District:</b> 024
<b>City:</b> Renton	<b>County:</b> King	<b>Legislative District:</b> 011
<b>City:</b> Seattle	<b>County:</b> King	<b>Legislative District:</b> 034
<b>City:</b> Shoreline	<b>County:</b> King	<b>Legislative District:</b> 032
<b>City:</b> Spokane	<b>County:</b> Spokane	<b>Legislative District:</b> 003
<b>City:</b> Spokane	<b>County:</b> Spokane	<b>Legislative District:</b> 006
<b>City:</b> Tacoma	<b>County:</b> Pierce	<b>Legislative District:</b> 027
<b>City:</b> Tacoma	<b>County:</b> Pierce	<b>Legislative District:</b> 028
<b>City:</b> Walla Walla	<b>County:</b> Walla Walla	<b>Legislative District:</b> 016
<b>City:</b> Yakima	<b>County:</b> Yakima	<b>Legislative District:</b> 015

**Project Type**



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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001191

SubProject Title: Bates Technical College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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These projects should not impact growth management.

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These projects should not impact growth management.

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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001212

SubProject Title: South Seattle College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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These projects should not impact growth management.

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These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.





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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001191

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
060-1	Comm/Tech Cap Proj A-State	31,000				31,000
060-1	Comm/Tech Cap Proj A-State	383,000				383,000
060-1	Comm/Tech Cap Proj A-State	1,012,000				1,012,000
060-1	Comm/Tech Cap Proj A-State	1,098,000				1,098,000
060-1	Comm/Tech Cap Proj A-State	379,000				379,000
060-1	Comm/Tech Cap Proj A-State	228,000				228,000
060-1	Comm/Tech Cap Proj A-State	107,000				107,000
060-1	Comm/Tech Cap Proj A-State	31,000				31,000
060-1	Comm/Tech Cap Proj A-State	366,000				366,000
060-1	Comm/Tech Cap Proj A-State	154,000				154,000
060-1	Comm/Tech Cap Proj A-State	350,000				350,000
060-1	Comm/Tech Cap Proj A-State	599,000				599,000
060-1	Comm/Tech Cap Proj A-State	997,000				997,000
060-1	Comm/Tech Cap Proj A-State	414,000				414,000
060-1	Comm/Tech Cap Proj A-State	916,000				916,000
060-1	Comm/Tech Cap Proj A-State	635,000				635,000
060-1	Comm/Tech Cap Proj A-State	1,804,000				1,804,000
060-1	Comm/Tech Cap Proj A-State	42,000				42,000
060-1	Comm/Tech Cap Proj A-State	436,000				436,000
060-1	Comm/Tech Cap Proj A-State	341,000				341,000
060-1	Comm/Tech Cap Proj A-State	1,213,000				1,213,000
060-1	Comm/Tech Cap Proj A-State	617,000				617,000
<b>Total</b>		<b>12,153,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,153,000</b>





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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

**SubProjects**

SubProject Number: 40001191

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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No Operating Impact

No Operating Impact

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No Operating Impact

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Project Number: 40001190

Project Title: Minor Works - Roof Repairs (25-27)

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**SubProjects**

SubProject Number: 40001191

SubProject Title: Bates Technical College

**Narrative**

This repair does not impact the operating budget.

**Narrative**

Minor work in existing facility.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

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## Capital Project Request

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001190	40001190
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:54AM

Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**Description**

Starting Fiscal Year: 2026  
 Project Class: Preservation  
 Agency Priority: 4

**Project Summary**

Repair or replace building components to maintain educational programs and preserve building condition.

**Project Description**

The Facility Condition Survey identified high priority building repair needs at 34 colleges. If these projects are deferred, building use may be disrupted and students would not have access to some educational spaces.

The colleges enrich the lives of students and increase their lifetime incomes. They benefit taxpayers by generating increased tax revenues from an enlarged economy and reducing the demand for taxpayer-supported social services. Finally, they contribute to the vitality of the state and local economies.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

These projects should not impact growth management.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	47,554,000				47,554,000
060-1	Comm/Tech Cap Proj A-State					
	<b>Total</b>	<b>47,554,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47,554,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
060-1	Comm/Tech Cap Proj A-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

This repair does not impact the operating budget.



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**Project Number:** 40001298

**Project Title:** Minor Works - Facility Repairs (25-27)

**SubProjects**

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**SubProject Number:** 40001299

**SubProject Title:** Bates Technical College

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001299

SubProject Title: Bates Technical College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

**Project Summary**

Bates Technical College - Facility repairs at the Downtown Campus (280A) and the South Campus (280B)

**Project Description**

- 1) CBPS: Multiple Buildings (280A) - Replace failed windows in multiple buildings. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F02). Item cost: \$116,000.
- 2) CBPS: D.C. Main Bldg. - Bldg. A (280-001E; UFI A03217) - Replace the two failing HVAC units with failed components. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F01). Item cost: \$763,000.
- 3) CBPS: Multiple Buildings (280B) - Replace the failed windows in multiple buildings and repair the associated water damage. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F03). Item cost: \$108,000.
- 4) CBPS: S.C. Bldg. E (280-11; UFI A06330) - Replace the obsolete lighting controls. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F07). Item cost: \$62,000.
- 5) CBPS: S.C. Bldg. B (280-5; UFI A00368) - Replace the three failing HVAC units that don't serve the union shop area. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F05). Item cost: \$276,000.
- 6) S.C. Bldg. D (280-7; UFI A05138) - Repair the damaged concrete and stucco wall. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F04). Item cost: \$55,000.
- 7) CBPS: S.C. Bldg. D (280-7; UFI A05138) - Recondition the degraded air handler. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F06). Item cost: \$116,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

**Project Summary**

Bellevue College - Facility repairs at the Main Campus (080A)

**Project Description**

- 1) CBPS: D Building (080-Bldgd; UFI A09171) - Replace ten of the HVAC units in the worst condition located near the administration portion of the building. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F01). Item cost: \$912,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001301

SubProject Title: Bellingham Technical College

### Project Summary

Bellingham Technical College - Facility repairs at the Main Campus (250A) and the Satellite Campus (250B)

### Project Description

- 1) CBPS: Building C (250-C; UFI A03588) - Replace the failing unit ventilators. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F07). Item cost: \$182,000.
- 2) Multiple Buildings (250A) - Replace the failing communication lines extending between buildings that support the fire alarm system. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F04). Item cost: \$46,000.
- 3) CBPS: Multiple Buildings (250A) - Replace the failed glazing in multiple buildings. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F05). Item cost: \$48,000.
- 4) CBPS: Multiple Buildings (250A) - Replace the three failing boilers. Recondition the circulation pumps serving the boilers. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F08). Item cost: \$423,000.
- 5) Multiple Buildings (250A) - Replace the failing exterior hollow metal doors on multiple buildings. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F10). Item cost: \$100,000.
- 6) CBPS: College Services (250-Z; UFI A06652) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F11). Item cost: \$219,000.
- 7) Campus Center (250-Cc; UFI A10177) - Repair the failed sections of rubber flooring. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F12). Item cost: \$33,000.
- 8) CBPS: Campus Center (250-Cc; UFI A10177) - Replace the obsolete lighting controls. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F13). Item cost: \$48,000.
- 9) CBPS: Morse Center (250-Mc; UFI A03694) - Replace the failing heat exchanger in one of the boilers. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F09). Item cost: \$31,000.
- 10) Perry Center (250-Pc; UFI A21013) - Replace the deteriorated floor drains. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F02). Item cost: \$34,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Big Bend Community College - Facility repairs at the Main Campus (180A)

### Project Description

- 1) CBPS: Multiple Buildings (180A) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F03). Item cost: \$374,000.
- 2) CBPS: Aircraft Hanger (180-310; UFI A03411) - Replace the failing boilers. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F02). Item cost: \$302,000.
- 3) CBPS: Comp Science (180-150; UFI A06737) - Replace the hollow metal windows that have failed. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F01). Item cost: \$227,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001302

SubProject Title: Big Bend Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

**Project Summary**

Centralia College - Facility repairs at the Main Campus (121A) and the East Campus (121B)

**Project Description**

- 1) CBPS: Washington Hall (121-Wah; UFI A08675) - Recondition two of the Mammoth HVAC units in the worst condition. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F01). Item cost: \$152,000.
- 2) CBPS: Washington Hall (121-Wah; UFI A08675) - Replace the failing split-system HVAC unit. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F05). Item cost: \$34,000.
- 3) CBPS: Michael Smith Gymnasium (121-Msg; UFI A02986) - Replace four failing HVAC units. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F03). Item cost: \$362,000.
- 4) CBPS: Walton Science Center (121-Wsc; UFI A07887) - Replace the failed and failing light fixtures in classrooms with the most failed fixtures. . This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F02). Item cost: \$152,000.
- 5) Centralia College East (121-Cce; UFI A00829) - Replace the failed sections of flooring. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F04). Item cost: \$49,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

**Project Summary**

Clark College - Facility repairs at the Main Campus (140A)

**Project Description**

- 1) CBPS: Baird Administration (140-Brd; UFI A04257) - The failing unit ventilators should be reconditioned or replaced. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F01). Item cost: \$327,000.
- 2) Bauer Hall (140-Bhl; UFI A05212) - The obsolete elevator controls should be replaced to ensure the reliability of the elevator. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F02). Item cost: \$300,000.
- 3) Science (140-Sci; UFI A03402) - The failed flooring and water-damaged sub-floor should be replaced. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F12). Item cost: \$58,000.
- 4) Multiple Buildings (140A) - Replace the Dover elevator controls located in multiple buildings that are no longer supported or repairable. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F05). Item cost: \$378,000.
- 5) Multiple Buildings (140A) - Replace the failed isolation valves. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F10). Item cost: \$92,000.
- 6) CBPS: Gaiser Hall (140-Ghl; UFI A09419) - Replaced the failed windows. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F14). Item cost: \$31,000.
- 7) Science Service Center (140-Sc2; UFI A07086) - Replace the obsolete switchgear. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F06). Item cost: \$543,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001304

SubProject Title: Clark College

- 8) Diesel (140-Dsl; UFI A00901) - Replace the obsolete switchgear. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F13). Item cost: \$190,000.
- 9) Beacock Music (140-Bmh; UFI A09476) - Replace the failed fire dampers. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F09). Item cost: \$51,000.
- 10) CBPS: Joan Stout Hall (140-Jsh; UFI A08111) - Recondition the supply air damper system to extend its useful life. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F11). Item cost: \$228,000.
- 11) CBPS: O'Connell Sport Center (140-Osc; UFI A04234) - Replace the failing HVAC unit serving the gym space used for instruction. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F04). Item cost: \$130,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Clover Park Technical College - Facility repairs at the Main Campus (290A)

### Project Description

- 1) Administration/Classrooms (290-19; UFI A02436) - Replace the obsolete elevator controls in the two oldest elevators. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F09). Item cost: \$458,000.
- 2) CBPS: Technology (290-16; UFI A09483) - Repair or replace four of the heat pumps that are in the worst condition. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F02). Item cost: \$358,000.
- 3) Machine Trades (290-25; UFI A01268) - Replace four of the condensing units that are in the worst condition. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F04). Item cost: \$246,000.
- 4) Machine Trades (290-25; UFI A01268) - Repair the failed CMU located at severa overhead door locations. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F07). Item cost: \$47,000.
- 5) Machine Trades (290-25; UFI A01268) - Replace the failing overhead doors. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F08). Item cost: \$47,000.
- 6) CBPS: Personal Care Services (290-8; UFI A08189) - Replace the two oldest, failing water heaters. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F06). Item cost: \$166,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Columbia Basin College - Facility repairs at the Main Campus (190A) and the Richland Campus (190B)

### Project Description

- 1) CBPS: Lee R Thornton Ctr (190-00T; UFI A00601) - Replace the air control system. This deficiency is fully described in the

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001306

SubProject Title: Columbia Basin College

2019 Columbia Basin College Facility Condition Survey (Deficiency F29). Item cost: \$153,000.

2) CBPS: Utilities Building (190-00U; UFI A00266) - Recondition the chiller to extend its useful life. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F30). Item cost: \$379,000.

3) CBPS: Library Building (190-00L; UFI A07081) - Replace the failing chilled water pump. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F08). Item cost: \$31,000.

4) CBPS: Library Building (190-00L; UFI A07081) - Replace the failing chillers. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F11). Item cost: \$604,000.

5) Hawk Union Building (190-00H; UFI A08496) - Replace the failing hot water pumps serving the student services area. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F17). Item cost: \$62,000.

6) CBPS: Hawk Union Building (190-00H; UFI A08496) - Recondition the multi-zoned HVAC unit and replace the failing cold-water coils. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F19). Item cost: \$122,000.

7) CBPS: Hawk Union Building (190-00H; UFI A08496) - Replace the failing small air handlers, fan coil units and exhaust fans that are in the worst condition. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F18). Item cost: \$153,000.

8) CBPS: Industrial Building 2 (190-0I2; UFI A07717) - Replace the failing HVAC unit. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F07). Item cost: \$39,000.

9) CBPS: Carpentry Complex (190-00C; UFI A08921) - Replace the failing heat pump. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F03). Item cost: \$39,000.

10) CBPS: Richland "B" (190-0Rb; UFI A03055) - Replace the HVAC unit. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F25). Item cost: \$39,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Edmonds Community College - Facility repairs at the Main Campus (230A)

### Project Description

1) Alderwood Hall (230-Ald; UFI A05756) - Replace the Dover elevator controls that are no longer supported or repairable. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F06). Item cost: \$262,000.

2) CBPS: Clearview (230-Cla; UFI A07180) - Replace the failed HVAC unit damaged by debris. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F07). Item cost: \$47,000.

3) Multiple Buildings (230A) - Replace the failing key-card door locks in multiple buildings. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F10). Item cost: \$124,000.

4) CBPS: Woodway Hall (230-Wwy; UFI A01301) - Replace the failing TUX HVAC controllers. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F09). Item cost: \$70,000.

5) CBPS: Utility (230-Uty; UFI A04725) - Recondition the failing chiller #2 to extend its useful life. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F04). Item cost: \$390,000.

6) CBPS: Snohomish Hall (230-Snh; UFI A05555) - Replace the failing TUX HVAC controllers. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F08). Item cost: \$369,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001307

SubProject Title: Edmonds Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Everett Community College - Facility repairs at the Main Campus (050A)

### Project Description

- 1) CBPS: Parks/Terrey (050-Lsc; UFI A00051) - Repair and re-seal the five HVAC unit curbs and pans to ensure a water-tight condition. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F04). Item cost: \$93,000.
- 2) Parks/Terrey (050-Lsc; UFI A00051) - Replace the failed electrical cabinets within the utilidor. Repair the utilidor lid to create a water-tight condition near the electrical cabinets. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F05). Item cost: \$911,000.
- 3) CBPS: Multiple Buildings (050A) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F01). Item cost: \$276,000.
- 4) CBPS: Early Learning Center (050-Elc; UFI A07474) - Replace the failing fan boxes. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F03). Item cost: \$154,000.
- 5) CBPS: Walt Price Student Fitness Center (050-Fit; UFI A10560) - Recondition the HVAC unit. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F02). Item cost: \$62,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Lower Columbia College - Facility repairs at the Main Campus (130A)

### Project Description

- 1) CBPS: Main Bldg Orig.09/01/1950 (130-Man; UFI A07038) - Replace the failed HVAC unit. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F02). Item cost: \$46,000.
- 2) Main Bldg Orig.09/01/1950 (130-Man; UFI A07038) - Replace the failing sections of pipe throughout the building. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F03). Item cost: \$76,000.
- 3) Home & Family Life Center (130-Hfl; UFI A06111) - Replace the obsolete fire panel. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F01). Item cost: \$99,000.
- 4) CBPS: Multiple Buildings (130A) - Replace the obsolete HVAC controls and pneumatic components in multiple buildings. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F04). Item cost: \$227,000.



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Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001309

SubProject Title: Lower Columbia College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

North Seattle College - Facility repairs at the Main Campus (063A)

### Project Description

- 1) CBPS: Arts And Sciences (063-As; UFI A03803) - Replace the failing boilers. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F01). Item cost: \$459,000.
- 2) CBPS: Chiller Building (063-Cb; UFI A08630) - Replace the failed chiller starter transformer. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F02). Item cost: \$78,000.
- 3) CBPS: Education Building (063-Ed; UFI A04435) - Replace the variable air flow boxes that are in the worst condition. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F05). Item cost: \$93,000.
- 4) Multiple Buildings (063A) - Replace the failed accessibility door operators. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F03). Item cost: \$47,000.
- 5) Multiple Buildings (063A) - Replace the failing dry sprinkler pipe valves. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F06). Item cost: \$108,000.
- 6) Multiple Buildings (063A) - Replace the failing exterior stairwell handrails that are not ADA compliant. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F07). Item cost: \$78,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Olympic College - Facility repairs at the Main Campus (030A) and the Poulsbo Campus (030B)

### Project Description

- 1) Bremer Student Center (030-010; UFI A08412) - Replace the degraded exterior entrance doors. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F05). Item cost: \$31,000.
- 2) Bremer Student Center (030-010; UFI A08412) - Replace the failed operable partition walls. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F08). Item cost: \$77,000.
- 3) Bremer Student Center (030-010; UFI A08412) - Replace the failed flooring and sub-flooring. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F10). Item cost: \$92,000.
- 4) CBPS: Bremer Student Center (030-010; UFI A08412) - Replace the failed air handler dampers serving the dining hall area. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F15). Item cost: \$31,000.
- 5) CBPS: Haselwood Library (030-006; UFI A06195) - Replace the failed victaulic joints to eliminate pipe leaks. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F17). Item cost: \$335,000.
- 6) Engineering (030-011; UFI A00726) - Repair and strengthen the failing masonry that supports the roof beams. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F12). Item cost: \$46,000.
- 7) College Service Center (030-005; UFI A03407) - Replace the degraded exterior doors near the nursing program. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F06). Item cost: \$77,000.

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## SubProjects

SubProject Number: 40001311

SubProject Title: Olympic College

- 8) CBPS: Humanities And Student Services (030-004; UFI A07734) - Replace the failed portions of the exterior cladding panel system. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F04). Item cost: \$115,000.
- 9) Humanities And Student Services (030-004; UFI A07734) - Repair the failing wood panel wall cladding system. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F09). Item cost: \$31,000.
- 10) Olympic College Poulso (030-0P1; UFI A06616) - Replace the failing variable frequency drives and controls serving the supply fan. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency F16). Item cost: \$123,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Peninsula College - Facility repairs at the Main Campus (010A)

### Project Description

- 1) Multiple Buildings (010A) - Replace the UPS backup system serving the emergency and technical system components. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F05). Item cost: \$134,000.
- 2) CBPS: Theatre/Student Union (010-00J; UFI A04882) - Replace the two failing two-ton HVAC units serving the veteran center and office space. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F07). Item cost: \$175,000.
- 3) Maint/Ship-Rec/Storage (010-00T; UFI A00467) - Replace the damaged flooring and strengthen the sub-floor near the delivery bay. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F02). Item cost: \$31,000.
- 4) Conference Center (010-00A; UFI A07625) - Replace the failed cedar siding and repair the prior water damage. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F03). Item cost: \$92,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Pierce College Fort Steilacoom - Facility repairs at the Ft. Steilacoom Campus (111A)

### Project Description

- 1) CBPS: Cascade Bldg (111-S1; UFI A08348) - Replace the failing HVAC unit. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F01). Item cost: \$146,000.
- 2) CBPS: Cascade Bldg (111-S1; UFI A08348) - Replace the oldest chiller. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F03). Item cost: \$648,000.
- 3) CBPS: Sunrise Bldg (111-S6; UFI A02182) - Replace the three failing units in the worst condition. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F02). Item cost: \$116,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001313

SubProject Title: Pierce College Fort Steilacoom

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Pierce College Puyallup - Facility repairs at the Puyallup Campus (112B)

### Project Description

- 1) CBPS: Brouillet Library/Science Bldg (112-Pc2; UFI A03189) - Recondition the unreliable cooling towers to extend their useful life. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F01). Item cost: \$139,000.
- 2) CBPS: Gaspard Admin. Bldg (112-Pc1; UFI A03274) - Recondition the unreliable air handler to extend its useful life. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F02). Item cost: \$253,000.
- 3) CBPS: Garnero Child Center (112-Pc6; UFI A05425) - Replace the three failing heat pumps in the worst condition. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F05). Item cost: \$207,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Renton Technical College - Facility repairs at the Main Campus (270A)

### Project Description

- 1) CBPS: Campus Center (270-I; UFI A04253) - Replace the 11 failing fan coils in the worst condition. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F08). Item cost: \$102,000.
- 2) Chuck Demoss Building (270-J; UFI A05747) - Replace the failed sections of the dry sprinkler system pipe. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F09). Item cost: \$246,000.
- 3) McCormick (270-A; UFI A04666) - Replace the failing sections of sprinkler pipe. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F03). Item cost: \$54,000.
- 4) Multiple Buildings (270A) - Replace the obsolete Lonworks digital controls. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F02). Item cost: \$84,000.
- 5) CBPS: Allied Health (270-B; UFI A00284) - Replace the three failing variable air volume units. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F01). Item cost: \$74,000.
- 6) CBPS: Allied Health (270-B; UFI A00284) - Replace the failing circulation pumps in the dental program and pool areas. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F04). Item cost: \$44,000.
- 7) CBPS: Basic Studies Center (270-D; UFI A05049) - Replace the unreliable multi-zoned HVAC unit. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F11). Item cost: \$337,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001315

SubProject Title: Renton Technical College

- 8) Odem Building (270-L; UFI A04594) - Replace the degraded sections of the dry sprinkler system pipe. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F10). Item cost: \$47,000.
- 9) Business Technology (270-H; UFI A01938) - Repair the failing sections of the dry sprinkler system pipe. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F07). Item cost: \$192,000.
- 10) CBPS: Electric Maintenance (270-G; UFI A04001) - Replace the failing circulation pumps. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F06). Item cost: \$44,000.
- 11) Houser (270-E; UFI A09869) - Replace the degraded sections of the dry sprinkler system pipe. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F05). Item cost: \$54,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Seattle Central College - Facility repairs at the Main Campus (062A)

### Project Description

- 1) CBPS: Broadway/Edison (062-Be; UFI A02501) - Repair the failing deck surfaces that are in the worst condition. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F02). Item cost: \$398,000.
- 2) Broadway/Edison (062-Be; UFI A02501) - Repair the sections of degraded masonry that is in the worst condition. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F05). Item cost: \$1,622,000.
- 3) CBPS: Broadway/Edison (062-Be; UFI A02501) - Recondition the failing air handler (AHU-3) in the phase 2 portion of the building. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F08). Item cost: \$823,000.
- 4) Broadway/Edison (062-Be; UFI A02501) - Recondition the failing flooring to meet health standards. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F10). Item cost: \$78,000.
- 5) Broadway/Edison (062-Be; UFI A02501) - Replace the four failing exterior doors that are in the worst condition on the west and east sides of the building. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F14). Item cost: \$62,000.
- 6) Broadway Performance Hall (062-Bph; UFI A02918) - Replace the failing main entrance doors. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F16). Item cost: \$62,000.
- 7) CBPS: Mitchell Activity Center (062-Mac; UFI A06198) - Replace the failing wood windows on the street level. The building use is primarily non-instructional. Therefore, 80% of the replacement cost shall be funded outside of the capital budget. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F03). Item cost: \$31,000.
- 8) District Office (062-As; UFI A00438) - Replace the degraded exterior doors on the east side of the building. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F13). Item cost: \$31,000.
- 9) CBPS: Science And Math (062-Sam; UFI A03954) - Replace the failed gas boiler. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F07). Item cost: \$139,000.
- 10) CBPS: Fine Arts Building (062-Fa; UFI A07769) - Recondition the failing boiler. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F06). Item cost: \$31,000.
- 11) Science And Math (062-Sam; UFI A03954) - Modify the labs to resolve accessibility compliance violations (Not included in the 2019 college Facility Condition Survey). Item cost: \$270,000.
- 12) Science And Math (062-Sam; UFI A03954) - Modify the access ramp to resolve the accessibility compliance violations

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Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001316

SubProject Title: Seattle Central College

(Not included in the 2019 college Facility Condition Survey). Item cost: \$120,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Shoreline Community College - Facility repairs at the Main Campus (070A)

### Project Description

- 1) Genadm (070-10; UFI A02391) - Replace the failing toilets. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F09). Item cost: \$38,000.
- 2) Foss (070-50; UFI A06886) - Replace the failed domestic water lines on the lower level. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F02). Item cost: \$307,000.
- 3) Vocational Arts Facility (070-20; UFI A03730) - Replace the failing HVAC units. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F07). Item cost: \$78,000.
- 4) Library (070-40; UFI A03204) - Replace the unreliable fire dampers. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F10). Item cost: \$93,000.
- 5) CBPS: Automotive (070-21; UFI A00465) - Replace the obsolete HVAC units. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F12). Item cost: \$124,000.
- 6) Schlab (070-29; UFI A04022) - Recondition 30 of the fan coil units that are in the worst condition. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F05). Item cost: \$139,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Skagit Valley College - Facility repairs at the Main Campus (040A), the Whidbey Campus (040C) and the San Juan Center (040H)

### Project Description

- 1) CBPS: Sprague Hall (040-15; UFI A01220) - Replace the five obsolete univent heaters and install functioning controls. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F13). Item cost: \$236,000.
- 2) CBPS: Oak Hall (040-16; UFI A03072) - Replace the five obsolete variable frequency drives as well as the degraded circulation system balancing valves. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F11). Item cost: \$225,000.
- 3) Multiple Buildings (040C) - Replace the failed outdoor electronic reader boards. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F12). Item cost: \$92,000.
- 4) CBPS: Multiple Buildings (040C) - Replace the degraded hollow metal doors on the lower level and the storefront entrance doors. The library system should contribute 30 percent of the replacement cost of the storefront entrance doors. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F14). Item cost: \$43,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

**SubProject Number: 40001318**

**SubProject Title: Skagit Valley College**

- 5) Whidbey Hayes Hall (040-18; UFI A09219) - Replace the failed footing drain and foundation wall waterproof membrane on the east side of the library. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F15). Item cost: \$77,000.
- 6) CBPS: Ford Hall (040-54; UFI A05075) - Replace ten of the obsolete univent heaters that are in the worst condition. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F06). Item cost: \$601,000.
- 7) CBPS: Multiple Buildings (040A) - Replace the failing windows on the south and west sides of Roberts Hall and Nelson Hall. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F07). Item cost: \$152,000.
- 8) CBPS: Multiple Buildings (040A) - Replace the failing Andover controls that are in the worst condition in either Nelson Hall, Duval Pavilion or Hodson Hall. . This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F10). Item cost: \$303,000.
- 9) CBPS: Nelson Hall (040-82; UFI A07932) - Replace the degraded HVAC units. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F09). Item cost: \$569,000.
- 10) CBPS: Reeves Hall (040-85; UFI A05238) - Replace the obsolete pneumatic controls serving the welding and composites lab spaces. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F05). Item cost: \$431,000.
- 11) CBPS: Reeves Hall (040-85; UFI A05238) - Recondition the degraded air handler. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F08). Item cost: \$273,000.
- 12) Angst Hall (040-55; UFI A06053) - Replace the main controls used for the degraded exhaust hood control system. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F02). Item cost: \$81,000.
- 13) Administrative Annex (040-37; UFI A00766) - Replace the unreliable variable refrigerant units located on the northeast portion of the roof. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F01). Item cost: \$321,000.
- 14) San Juan Center (040-89; UFI A04979) - Repair the storefront system in the building lobby and replace the failed glazing units. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F16). Item cost: \$110,000.
- 15) CBPS: San Juan Center (040-89; UFI A04979) - Replace the HVAC units and controls that are in the worst condition (Not included in the 2019 college Facility Condition Survey). Item cost: \$247,000.

**Starting Fiscal Year:** 2026

**Project Class:** Preservation

**Agency Priority:** 4

### Project Summary

South Puget Sound Community College - Facility repairs at the Main Campus (240A)

### Project Description

- 1) CBPS: Minnaert Center for the Arts, Gallery, Theater: BLDG 21 (240-21; UFI A01622) - Replace the failing boilers (Not included in the 2019 college Facility Condition Survey). Item cost: \$498,000.
- 2) CBPS: Administrative Services & Security: BLDG 25 (240-25; UFI A03443) - Recondition the degraded elevator and controls to ensure that it remains reliable. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F05). Item cost: \$312,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001319

SubProject Title: South Puget Sound Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

South Seattle College - Facility repairs at the Main Campus (064A)

### Project Description

- 1) CBPS: Robert Smith (064-Rsb; UFI A08446) - Replace the failing HVAC units serving the administrative office area. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F06). Item cost: \$124,000.
- 2) CBPS: Technology Center (064-Tec; UFI A01706) - Replace the failing HVAC units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F03). Item cost: \$189,000.
- 3) CBPS: Culinary Arts Bldg (Cab) (064-Cab; UFI A09411) - Replace the failing split-system heat pumps. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F05). Item cost: \$299,000.
- 4) CBPS: Culinary Arts Bldg (Cab) (064-Cab; UFI A09411) - Replace the failed wash-down hood and failing grease exhaust hood fan and makeup air units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F11). Item cost: \$362,000.
- 5) CBPS: Jmbrockey Campus Center (064-Jmb; UFI A07344) - Replace the failing HVAC unit. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F07). Item cost: \$62,000.
- 6) CBPS: University Center (064-Uni; UFI A02523) - Replace the degraded boiler, circulation pumps and controls. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F04). Item cost: \$185,000.
- 7) CBPS: Machine Shop aka NW Wine Academy (064-Nwa; UFI A02853) - Replace the obsolete HVAC units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F10). Item cost: \$93,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Spokane Community College - Facility repairs at the Main Campus (171A) and the Colville Center (171D)

### Project Description

- 1) CBPS: Environmental Sciences (171-8; UFI A09615) - Replace the failed air handling unit. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F11). Item cost: \$337,000.
- 2) Main (171-1; UFI A08547) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F01). Item cost: \$228,000.
- 3) CBPS: Main (171-1; UFI A08547) - Replace the degraded classroom unit ventilators. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F07). Item cost: \$62,000.
- 4) Main (171-1; UFI A08547) - Replace the degraded fire doors that are in the worst condition. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F08). Item cost: \$160,000.
- 5) Student Center (171-6; UFI A06460) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F10). Item cost: \$228,000.
- 6) CBPS: Bigfoot Head Start Child Care (171-20; UFI A00521) - Replace the failing make-up air and cooling unit. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F04). Item cost:

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Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001321

SubProject Title: Spokane Community College

\$78,000.

7) Johnson Sports Center (171-5; UFI A03206) - Replace the deteriorated storefront system on the southwest portion of the building. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F09). Item cost: \$46,000.

8) CBPS: Automotive (171-18; UFI A07575) - Replace the obsolete transformer located in room 148. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F20). Item cost: \$39,000.

9) CBPS: Automotive (171-18; UFI A07575) - Replace the obsolete transformer located in room 126. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F21). Item cost: \$46,000.

10) CBPS: Automotive (171-18; UFI A07575) - Replace the deteriorated chiller located on the north side of the building. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F19). Item cost: \$169,000.

11) Multiple Buildings (171A) - Replace the three oldest fire alarm panels found in multiple buildings on campus. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F06). Item cost: \$87,000.

12) Learning Resources Center (171-16; UFI A07767) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F16). Item cost: \$334,000.

13) Heavy Equipment / Maintenance (171-19; UFI A02485) - Replace ten of the failing fan coils that are in the worst condition. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F22). Item cost: \$304,000.

14) CBPS: Health Science (171-9; UFI A08699) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F02). Item cost: \$84,000.

15) Health Science (171-9; UFI A08699) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F13). Item cost: \$228,000.

16) Colville Center, Owned (171-617; UFI A06470) - Replace the fire-prone Federal Pacific electrical distribution panels. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F30). Item cost: \$91,000.

17) Colville Center, Owned (171-617; UFI A06470) - Repair the failed section of masonry. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F28). Item cost: \$31,000.

18) Industrial Training Ctr (171-608; UFI A00002) - Replace the degraded exhaust fans in the welding area. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F25). Item cost: \$91,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Spokane Falls Community College - Facility repairs at the Main Campus (172A)

### Project Description

1) CBPS: Student Union Building (172-17; UFI A02310) - Replace the failed sections of skylight glazing. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F01). Item cost: \$77,000.

2) CBPS: Student Union Building (172-17; UFI A02310) - Replace the failed windows. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F13). Item cost: \$34,000.

3) CBPS: Technical Arts (172-19; UFI A03711) - Replace the two failing make-up air handlers. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F10). Item cost: \$337,000.



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## SubProjects

SubProject Number: 40001322

SubProject Title: Spokane Falls Community College

- 4) CBPS: Human Services (172-16; UFI A08600) - Replace the unreliable multi-zoned unit that is in the worst condition. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F05). Item cost: \$605,000.
- 5) CBPS: Lodge (172-9; UFI A01909) - Recondition elevator car-1 to ensure that it remains reliable. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F03). Item cost: \$334,000.
- 6) CBPS: Computing, Mathematics And Tech. (172-18; UFI A01955) - Replace the elevator-1 obsolete controls. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F06). Item cost: \$228,000.
- 7) Multiple Buildings (172A) - Replace the three oldest fire alarm panels found in multiple buildings on campus. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F12). Item cost: \$87,000.
- 8) Science (172-28; UFI A10555) - Replace the failing exhaust system serving the lab space. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F11). Item cost: \$228,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Tacoma Community College - Facility repairs at the Main Campus (220A)

### Project Description

- 1) CBPS: Multiple Buildings (220A) - Repair the damaged exterior perimeter columns. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F07). Item cost: \$47,000.
- 2) Multiple Buildings (220A) - Replace the obsolete interior and exterior doors. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F10). Item cost: \$31,000.
- 3) Meeker (220-17; UFI A04784) - Replace the fire-prone Federal Pacific electrical distribution panels. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F08). Item cost: \$47,000.
- 4) CBPS: Vashon (220-6; UFI A08238) - Replace the three failing HVAC units that were damaged by a prior electrical surge. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F11). Item cost: \$226,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Walla Walla Community College - Facility repairs at the Main Campus (200A) and the Main Campus (200B)

### Project Description

- 1) CBPS: Main Building (200-D; UFI A02150) - Recondition the failing air handler that is in the worst condition to extend its useful life. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F01). Item cost: \$822,000.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001324

SubProject Title: Walla Walla Community College

- 2) CBPS: Main Building (200-D; UFI A02150) - Replace the obsolete well pump to ensure that the water circulation system remains functional. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F03). Item cost: \$379,000.
- 3) Technology Center (200-F; UFI A07510) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F13). Item cost: \$221,000.
- 4) CBPS: Cntr For Enology & Vitclt (200-T; UFI A09609) - Recondition the failing air handler. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F12). Item cost: \$243,000.
- 5) CBPS: Water Environmental Sci (200-R; UFI A02875) - Replace the three failing HVAC units that are in the worst condition. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F04). Item cost: \$137,000.
- 6) Main Building (200-D; UFI A02150) - Replace the four failing mechanical system electric motors controls. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F03). Item cost: \$397,000.
- 7) Main Building (200-D; UFI A02150) - Replace multiple Communication Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3438, 3440, 3441 & 3476). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Communication Line locations and other details are fully described in the agency's 2019 Infrastructure Survey (Not included in the 2019 college Facility Condition Survey). Item cost: \$95,000.
- 8) Clarkston Main Building (200-CLK; UFI A06271) - Modify the seating area to accommodate the required accessible locations (Not included in the 2019 college Facility Condition Survey). Item cost: \$46,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Wenatchee Valley College - Facility repairs at the Main Campus (150A) and the North Campus (150B)

### Project Description

- 1) Multiple Buildings (150A) - Replace the failed laminate surfaced components located in multiple building restrooms. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F01). Item cost: \$31,000.
- 2) Multiple Buildings (150A) - Replace the failing doors in Eller Fox, Van Tassle and the Brown Library. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F21). Item cost: \$77,000.
- 3) CBPS: Multiple Buildings (150A) - Replace the failed doors and window systems. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F19). Item cost: \$77,000.
- 4) CBPS: Van Tassell (150-Vtc; UFI A00894) - Replace the unreliable HVAC units serving the dining, kitchen and student office areas. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F04). Item cost: \$198,000.
- 5) Van Tassell (150-Vtc; UFI A00894) - Repair the building envelope damage caused by nesting birds. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F17). Item cost: \$57,000.
- 6) CBPS: Van Tassell (150-Vtc; UFI A00894) - Replace the failed windows. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F20). Item cost: \$46,000.
- 7) Van Tassell (150-Vtc; UFI A00894) - Replace the degraded partion wall. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F22). Item cost: \$62,000.
- 8) CBPS: Batjer (150-Btj; UFI A04052) - Recondition the degraded chiller. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F08). Item cost: \$99,000.

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Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001325

SubProject Title: Wenatchee Valley College

- 9) Batjer (150-Btj; UFI A04052) - Replace the obsolete fire alarm panel. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F15). Item cost: \$31,000.
- 10) CBPS: Eller/Fox (150-Efs; UFI A00748) - Replace the degraded and unreliable re-heat HVAC boxes. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F05). Item cost: \$31,000.
- 11) CBPS: Wenatchi Hall (150-Wti; UFI A06617) - Recondition the degraded chiller to extend its useful life. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F07). Item cost: \$69,000.
- 12) CBPS: Knights Hall A (150-Kha; UFI A25186) - Replace the failedHVAC wall units. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F10). Item cost: \$31,000.
- 13) CBPS: Gym (150-Gym; UFI A05684) - Replace the obsolete HVAC unit serving the office space. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F03). Item cost: \$46,000.
- 14) Wendall George Hall (150-Wgh; UFI A01911) - Replace the obsolete fire alarm panel. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F23). Item cost: \$46,000.
- 15) CBPS: North Friendship Hall (150-Nfh; UFI A07184) - Replace the unreliable HVAC unit serving the server room. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F11). Item cost: \$31,000.
- 16) CBPS: North Friendship Hall (150-Nfh; UFI A07184) - Replace the two failing heat pumps that are in the worst condition. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F12). Item cost: \$92,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Whatcom Community College - Facility repairs at the Main Campus (210A)

### Project Description

- 1) CBPS: Heiner Center (210-666; UFI A07067) - Replace the failing lighting controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F12). Item cost: \$69,000.
- 2) CBPS: Syre Student Center (210-333; UFI A08457) - Recondition the HVAC unit by replacing the failing coils to extend its useful life. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F01). Item cost: \$333,000.
- 3) CBPS: Syre Student Center (210-333; UFI A08457) - Replace the failed light fixtures. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F09). Item cost: \$52,000.
- 4) CBPS: Syre Student Center (210-333; UFI A08457) - Replace the obsolete elevator controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F13). Item cost: \$416,000.
- 5) Multiple Buildings (210A) - Replace the failed glazing in multiple buildings. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F08). Item cost: \$93,000.
- 6) CBPS: Pavilion (210-555; UFI A09233) - Repair the degraded heat pumps to extend their useful life. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F06). Item cost: \$54,000.
- 7) CBPS: Laidlaw Center (210-999; UFI A06305) - Replace the failing lighting controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F04). Item cost: \$46,000.
- 8) CBPS: Laidlaw Center (210-999; UFI A06305) - Replace the unreliable door hardware. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F07). Item cost: \$143,000.
- 9) Laidlaw Center (210-999; UFI A06305) - Repair the building envelope to extend the useful life of the Dryvit exterior

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Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001326

SubProject Title: Whatcom Community College

insulation finish system. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F10). Item cost: \$388,000.

10) CBPS: Cascade Hall (210-777; UFI A00223) - Replace the failing HVAC unit serving the main server room. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F03). Item cost: \$68,000.

11) CBPS: Kulshan Hall (210-222; UFI A04490) - Replace the failing lighting controls. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F11). Item cost: \$62,000.

12) CBPS: Roe Studio (210-111; UFI A08545) - Replace the unreliable hot water heaters. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F05). Item cost: \$74,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Yakima Valley College - Facility repairs at the Main Campus (160A)

### Project Description

1) CBPS: Technology Complex (160-017; UFI A04110) - Replace the degraded HVAC unit to extend its useful life. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F05). Item cost: \$332,000.

2) CBPS: Deccio Building (160-018; UFI A09012) - Replace the two degraded chillers. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F03). Item cost: \$377,000.

3) CBPS: Raymond Hall Library (160-007; UFI A03586) - Replace the failing air handling unit. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F02). Item cost: \$377,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Cascadia College - Facility repairs at the Cascadia Community College (300A)

### Project Description

1) CBPS: Multiple Buildings (300A) - Replace the failed windows in multiple buildings. The cost to replace the failed windows in shared buildings will be split 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F05). Item cost: \$31,000.

2) CBPS: Multiple Buildings (300A) - The failing lighting controls should be replaced. The cost will be shared 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F06). Item cost: \$149,000.

3) CBPS: Bothell Phys Plant (300-4016; UFI A01138) - The three shared in-line cooling towers should be reconditioned. The cost for the project will be split 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F03). Item cost: \$749,000.

4) CBPS: Bothell Library 2 (300-4054; UFI A06977) - Replace the unreliable elevator controls. The cost for the project shall

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## SubProjects

SubProject Number: 40001328

SubProject Title: Cascadia College

be split 50/50 between the college and the university. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F01). Item cost: \$123,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Grays Harbor College - Facility repairs at the Main Campus (020A)

### Project Description

- 1) Lib (020-1500; UFI A09264) - Replace the failing air handler dampers. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F03). Item cost: \$122,000.
- 2) Lib (020-1500; UFI A09264) - Replace the failing HVAC units and the supporting steel that serve the network server room. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F06). Item cost: \$62,000.
- 3) CBPS: Schermer Instructional (020-4000; UFI A21240) - Replace the failing compressor array to properly support the chiller. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F05). Item cost: \$274,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Green River Community College - Facility repairs at the Main Campus (100A)

### Project Description

- 1) (New) Holman Library (100-33; UFI A07353) - Replace the Dover elevator controls that are no longer supported or repairable. . This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F07). Item cost: \$185,000.
- 2) CBPS: Science Center (100-47; UFI A05561) - Replace the failing Lutron zoned lighting controls. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F02). Item cost: \$139,000.
- 3) CBPS: Science Center (100-47; UFI A05561) - Repair the exhaust hoods with failed components to regain full function. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F05). Item cost: \$337,000.
- 4) CBPS: Physical Education (100-5; UFI A06045) - Replace the failing boiler controler that is the least reliable. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F06). Item cost: \$31,000.
- 5) CBPS: Bleha Prfrming Arts Cntr (100-43; UFI A05427) - Replace the two failing boilers in the worst condition. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F04). Item cost: \$246,000.

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Project Title: Minor Works - Facility Repairs (25-27)

## SubProjects

SubProject Number: 40001330

SubProject Title: Green River Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Highline College - Facility repairs at the Main Campus (090A)

### Project Description

- 1) CBPS: Multiple Buildings (090A) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F09). Item cost: \$337,000.
- 2) CBPS: Multipurposea (090-23; UFI A04195) - Replace the failing hot water tank and circulation pump. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F05). Item cost: \$177,000.
- 3) CBPS: Physical Plant (090-24; UFI A00414) - Replace the two failing smaller boilers. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F06). Item cost: \$1,289,000.
- 4) CBPS: Physical Plant (090-24; UFI A00414) - Replace the failed boiler and circulation pumps. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F07). Item cost: \$739,000.
- 5) Student Union Building (090-8; UFI A07446) - Replace the failed exhaust fan. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F10). Item cost: \$31,000.
- 6) Instructional Computer Ct (090-30; UFI A04923) - Replace the obsolete Dover elevator controls to ensure that the elevator remains reliable. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F02). Item cost: \$185,000.
- 7) Instructional Computer Ct (090-30; UFI A04923) - Replace the failing pneumatic HVAC controls. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F04). Item cost: \$54,000.
- 8) Instructional Computer Ct (090-30; UFI A04923) - Replace the failing emergency fire doors. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F08). Item cost: \$53,000.
- 9) CBPS: Classroom E Bldg (090-19; UFI A05596) - Replace the failing HVAC controls. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F03). Item cost: \$108,000.
- 10) CBPS: Library (090-25; UFI A01792) - Replace the failing upper floor Variable Airflow Boxes system components. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F01). Item cost: \$458,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 4

### Project Summary

Lake Washington Institute of Technology - Facility repairs at the Main Campus (260A)

### Project Description

- 1) West Building (260-Wes; UFI A09481) - Replace the failing hot water storage tanks and the degraded lower-level circulation piping. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F06). Item cost: \$101,000.
- 2) CBPS: Technology Center (260-Tec; UFI A05661) - Replace the failed storefront window seals to ensure a water-tight building envelope. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition

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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:54AM

Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001332

SubProject Title: Lake Washington Institute of Technology

Survey (Deficiency F01). Item cost: \$70,000.

3) CBPS: Technology Center (260-Tec; UFI A05661) - Replace the failed HVAC unit. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F02). Item cost: \$78,000.

4) CBPS: Technology Center (260-Tec; UFI A05661) - Modify the lower two levels of exterior circulation on the east side of the building to enclose the space from the elements. Repair the prior water damage from exposure. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F04). Item cost: \$1,182,000.

**Location**

City: Aberdeen	County: Grays Harbor	Legislative District: 019
City: Auburn	County: King	Legislative District: 047
City: Bellevue	County: King	Legislative District: 041
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bothell	County: Snohomish	Legislative District: 001
City: Bremerton	County: Kitsap	Legislative District: 026
City: Centralia	County: Lewis	Legislative District: 020
City: Des Moines	County: King	Legislative District: 033
City: Everett	County: Snohomish	Legislative District: 038
City: Kirkland	County: King	Legislative District: 045
City: Lakewood	County: Pierce	Legislative District: 028
City: Lakewood	County: Pierce	Legislative District: 029
City: Longview	County: Cowlitz	Legislative District: 019
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Moses Lake	County: Grant	Legislative District: 013
City: Mount Vernon	County: Skagit	Legislative District: 040
City: Olympia	County: Thurston	Legislative District: 022
City: Pasco	County: Franklin	Legislative District: 016
City: Port Angeles	County: Clallam	Legislative District: 024
City: Puyallup	County: Pierce	Legislative District: 025
City: Renton	County: King	Legislative District: 011
City: Seattle	County: King	Legislative District: 034
City: Seattle	County: King	Legislative District: 043
City: Seattle	County: King	Legislative District: 046
City: Shoreline	County: King	Legislative District: 032
City: Spokane	County: Spokane	Legislative District: 003
City: Spokane	County: Spokane	Legislative District: 006
City: Tacoma	County: Pierce	Legislative District: 027
City: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016
City: Wenatchee	County: Chelan	Legislative District: 012
City: Yakima	County: Yakima	Legislative District: 015





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Report Number: CBS002

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001299

SubProject Title: Bates Technical College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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These projects should not impact growth management.

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Report Number: CBS002

Date Run: 8/26/2024 10:54AM

Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001312

SubProject Title: Peninsula College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

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These projects should not impact growth management.

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001326

SubProject Title: Whatcom Community College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

None

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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Date Run: 8/26/2024 10:54AM

Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001299

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	1,496,000				1,496,000
057-1	State Bldg Constr-State	912,000				912,000
057-1	State Bldg Constr-State	1,164,000				1,164,000
057-1	State Bldg Constr-State	903,000				903,000
057-1	State Bldg Constr-State	749,000				749,000
057-1	State Bldg Constr-State	2,328,000				2,328,000
057-1	State Bldg Constr-State	1,322,000				1,322,000
057-1	State Bldg Constr-State	1,621,000				1,621,000
057-1	State Bldg Constr-State	1,262,000				1,262,000
057-1	State Bldg Constr-State	1,496,000				1,496,000
057-1	State Bldg Constr-State	448,000				448,000
057-1	State Bldg Constr-State	863,000				863,000
057-1	State Bldg Constr-State	958,000				958,000
057-1	State Bldg Constr-State	432,000				432,000
057-1	State Bldg Constr-State	910,000				910,000
057-1	State Bldg Constr-State	599,000				599,000
057-1	State Bldg Constr-State	1,278,000				1,278,000
057-1	State Bldg Constr-State	3,667,000				3,667,000
057-1	State Bldg Constr-State	779,000				779,000
057-1	State Bldg Constr-State	3,761,000				3,761,000
057-1	State Bldg Constr-State	810,000				810,000
057-1	State Bldg Constr-State	1,314,000				1,314,000
057-1	State Bldg Constr-State	2,643,000				2,643,000
057-1	State Bldg Constr-State	1,930,000				1,930,000
057-1	State Bldg Constr-State	351,000				351,000
057-1	State Bldg Constr-State	2,340,000				2,340,000
057-1	State Bldg Constr-State	1,024,000				1,024,000
057-1	State Bldg Constr-State	1,798,000				1,798,000
057-1	State Bldg Constr-State	1,086,000				1,086,000
057-1	State Bldg Constr-State	1,052,000				1,052,000
057-1	State Bldg Constr-State	458,000				458,000
057-1	State Bldg Constr-State	938,000				938,000
057-1	State Bldg Constr-State	3,431,000				3,431,000
057-1	State Bldg Constr-State	1,431,000				1,431,000
<b>Total</b>		<b>47,554,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47,554,000</b>

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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001299

SubProject Title: Bates Technical College

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001299

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:54AM

Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001299

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Capital Project Request

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Report Number: CBS002

Date Run: 8/26/2024 10:54AM

Project Number: 40001298

Project Title: Minor Works - Facility Repairs (25-27)

**SubProjects**

SubProject Number: 40001330

SubProject Title: Green River Community College

No Operating Impact

No Operating Impact

No Operating Impact

**Narrative**

This repair does not impact the operating budget.

**Narrative**

Minor work in existing facility.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

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This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001298	40001298
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:57AM

Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**Description**

Starting Fiscal Year: 2026  
 Project Class: Preservation  
 Agency Priority: 5

**Project Summary**

Repair or replace campus site components to maintain educational programs and preserve site condition.

**Project Description**

The Facility Condition Survey identified high priority site repair needs at 21 colleges. If these projects are deferred, building use may be disrupted and students would not have access to some educational spaces.

The colleges enrich the lives of students and increase their lifetime incomes. They benefit taxpayers by generating increased tax revenues from an enlarged economy and reducing the demand for taxpayer-supported social services. Finally, they contribute to the vitality of the state and local economies.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Facility Preservation (Minor Works)

**Growth Management impacts**

These projects should not impact growth management.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	4,771,000				4,771,000
060-1	Comm/Tech Cap Proj A-State					
	<b>Total</b>	<b>4,771,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,771,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
060-1	Comm/Tech Cap Proj A-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

This repair does not impact the operating budget.

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Capital Project Request**

2025-27 Biennium

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**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/26/2024 10:57AM

**Project Number:** 40001226

**Project Title:** Minor Works - Site Repairs (25-27)

**SubProjects**

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**SubProject Number:** 40001227

**SubProject Title:** Bates Technical College

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:57AM

Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001227

SubProject Title: Bates Technical College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Bates Technical College - Site repairs at the South Campus (280B) and the Central Mohler Campus (280F)

**Project Description**

- 1) Site (280B) - Replace the unreliable sections of the irrigation system near the west and south perimeter of building B. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency S02). Item cost: \$47,000.
- 2) Site (280F) - Replace the failed portions of the irrigation system on the north and east side of the KBTC building. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency S01). Item cost: \$47,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Bellevue College - Site repairs at the Main Campus (080A)

**Project Description**

- 1) Site (080A) - Replace the failing irrigation loop, secondary lines, controls and valves. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency S01). Item cost: \$93,000.
- 2) Site (080A) - Replace the failed sections of the asphalt pedestrian path that have been damaged by tree roots. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency S02). Item cost: \$70,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Bellingham Technical College - Site repairs at the Main Campus (250A)

**Project Description**

- 1) Site (250A) - Repair the failed sections of the fire lane. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency S01). Item cost: \$66,000.

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001229

SubProject Title: Bellingham Technical College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Big Bend Community College - Site repairs at the Main Campus (180A)

**Project Description**

1) Site (180A) - Replace the failed sections of concrete sidewalk. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency S01). Item cost: \$110,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Centralia College - Site repairs at the Main Campus (121A)

**Project Description**

1) Site (121A) - The damaged sections of sidewalk and curbing should be replaced. The trees that are causing the damage should be removed to avoid future damage. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency S01). Item cost: \$76,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Edmonds Community College - Site repairs at the Main Campus (230A)

**Project Description**

1) Site (230A) - Repair and stabilize the steep soils on the south side of the Cedar building near the fire lane. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency S01). Item cost: \$273,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Everett Community College - Site repairs at the Main Campus (050A)

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001236

SubProject Title: Everett Community College

**Project Description**

1) Site (050A) - Repair or replace the failed section of the wastewater/sewage line with root infiltration. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency S01). Item cost: \$77,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

North Seattle College - Site repairs at the Main Campus (063A)

**Project Description**

1) Site (063A) - Replace the failing guardrails on the perimeter of the roof courtyard. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency S02). Item cost: \$221,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Peninsula College - Site repairs at the Main Campus (010A)

**Project Description**

1) Site (010A) - Replace the failed sections of concrete and asphalt pedestrian paths. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency S01). Item cost: \$106,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Pierce College Fort Steilacoom - Site repairs at the Ft. Steilacoom Campus (111A)

**Project Description**

1) Site (111A) - Recondition the failing retention pond on the Ft. Steilacoom Campus. The pond location and details can be found in the 2019 Infrastructure survey. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency S01). Item cost: \$282,000.

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Date Run: 8/26/2024 10:57AM

Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001241

SubProject Title: Pierce College Fort Steilacoom

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Seattle Central College - Site repairs at the Main Campus (062A)

**Project Description**

- 1) Site (062A) - Recondition the damaged sections of brick pavers and secure in-place. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency S01). Item cost: \$47,000.
- 2) Site (062A) - Modify the north parking lot to resolve the accessibility compliance violations (Not included in the 2019 college Facility Condition Survey). Item cost: \$804,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Shoreline Community College - Site repairs at the Main Campus (070A)

**Project Description**

- 1) Site (070A) - Repair or replace the failed sections of the masonry paver surfaced and concrete sidewalks. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency S01). Item cost: \$31,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Skagit Valley College - Site repairs at the Main Campus (040A) and the Whidbey Campus (040C)

**Project Description**

- 1) Site (040C) - Replace the corroded section of sewer line that connects the Old Main building to the city infrastructure. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency S03). Item cost: \$231,000.
- 2) Site (040A) - Replace the prematurely failing transformers serving the Duval Pavilion and Roberts Hall. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency S01). Item cost: \$506,000.
- 3) Site (040A) - Replace the damaged emergency access road surface between Roberts Hall and the Pavilion building. Remove trees that are causing the damage to the road. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency S02). Item cost: \$157,000.
- 4) Site (040A) - Repair the failing masonry paver sidewalk between the Ford Hall buildings. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency S04). Item cost: \$31,000.



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Date Run: 8/26/2024 10:57AM

Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001246

SubProject Title: Skagit Valley College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

South Puget Sound Community College - Site repairs at the Main Campus (240A)

**Project Description**

1) Site (240A) - Replace the failed sections of pervious concrete pedestrian paths. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency S02). Item cost: \$91,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Spokane Community College - Site repairs at the Main Campus (171A) and the Colville Center (171D)

**Project Description**

- 1) CBPS: Site (171A) - Replace the deteriorated concrete steps. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency S01). Item cost: \$153,000.
- 2) Site (171D) - Replace the section of heaved concrete near the entrance doors. Install appropriate drainage to reduce further damage from freeze-thaw cycles. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency S02). Item cost: \$31,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Tacoma Community College - Site repairs at the Main Campus (220A)

**Project Description**

- 1) Site (220A) - Replace the failed sections of asphalt and concrete pedestrian paths and remove adjacent trees to avoid future damage. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency S01). Item cost: \$78,000.
- 2) Site (220A) - Repair and improve the soil embankment to stabilize the system and stop the erosion damage. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency S02). Item cost: \$47,000.
- 3) Site (220A) - Repair the two catch basins that have sunk on the east side of the campus to restore their initial elevations and function. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency S03). Item cost: \$47,000.

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 10:57AM

Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001251

SubProject Title: Tacoma Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Walla Walla Community College - Site repairs at the Main Campus (200A)

**Project Description**

1) Site (200A) -Repair the failed and degraded concrete that is located near the busturn-around area. This deficiency is fully described in the 2019 Walla Walla Community College Facility ConditionSurvey (Deficiency S01). Item cost: \$46,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Wenatchee Valley College - Site repairs at the Main Campus (150A)

**Project Description**

- 1) Site (150A) - Replace the two degraded sets of exterior stairs. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency S01). Item cost: \$59,000.
- 2) Site (150A) - Replace the failed sections of sidewalk on the campus perimeter, along 9th street. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency S02). Item cost: \$148,000.
- 3) Site (150A) - Replace the failed sections of irrigation lines and components from the MET building to the Wells building. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency S03). Item cost: \$46,000.
- 4) Site (150A) - Replace the failed section of 6" domestic water line connecting the Gym to the city infrastructure. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency S04). Item cost: \$122,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Whatcom Community College - Site repairs at the Main Campus (210A)

**Project Description**

1) Site (210A) - Replace the failed sections of pedestrian access paths and remove trees causing damage to the path. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S01). Item cost:

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Report Number: CBS002

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001254

SubProject Title: Whatcom Community College

\$48,000.

- 2) Site (210A) - Repair or re-line the deteriorated sections of cast iron sewer line that regularly become blocked with debris. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S02). Item cost: \$62,000.
- 3) CBPS: Site (210A) - Replace eight failed pedestrian light bollards. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S03). Item cost: \$46,000.
- 4) Site (210A) - Repair the retaining wall to regain the full function of the wall. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S05). Item cost: \$54,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Yakima Valley College - Site repairs at the Main Campus (160A)

**Project Description**

- 1) Site (160A) - Recondition the elevator by replacing degraded components such as the support steel guides, control surfaces, pit hydraulic components to extend its useful life. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency S01). Item cost: \$302,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 5

**Project Summary**

Highline College - Site repairs at the Main Campus (090A)

**Project Description**

- 1) Site (090A) - Replace the failed sections of irrigation lines and components. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency S01). Item cost: \$116,000.

**Location**

City: Bellevue	County: King	Legislative District: 041
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bellingham	County: Whatcom	Legislative District: 042
City: Centralia	County: Lewis	Legislative District: 020
City: Des Moines	County: King	Legislative District: 033
City: Everett	County: Snohomish	Legislative District: 038
City: Lakewood	County: Pierce	Legislative District: 028
City: Lynnwood	County: Snohomish	Legislative District: 032



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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001227

SubProject Title: Bates Technical College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001247

SubProject Title: South Puget Sound Community College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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These projects should not impact growth management.

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001227

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	94,000				94,000
057-1	State Bldg Constr-State	163,000				163,000
057-1	State Bldg Constr-State	66,000				66,000
057-1	State Bldg Constr-State	110,000				110,000
057-1	State Bldg Constr-State	76,000				76,000
057-1	State Bldg Constr-State	273,000				273,000
057-1	State Bldg Constr-State	77,000				77,000
057-1	State Bldg Constr-State	221,000				221,000
057-1	State Bldg Constr-State	106,000				106,000
057-1	State Bldg Constr-State	282,000				282,000
057-1	State Bldg Constr-State	851,000				851,000
057-1	State Bldg Constr-State	31,000				31,000
057-1	State Bldg Constr-State	925,000				925,000
057-1	State Bldg Constr-State	91,000				91,000
057-1	State Bldg Constr-State	184,000				184,000
057-1	State Bldg Constr-State	172,000				172,000
057-1	State Bldg Constr-State	46,000				46,000
057-1	State Bldg Constr-State	375,000				375,000
057-1	State Bldg Constr-State	210,000				210,000
057-1	State Bldg Constr-State	302,000				302,000
057-1	State Bldg Constr-State	116,000				116,000
<b>Total</b>		<b>4,771,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,771,000</b>

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001227

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
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057-1	State Bldg Constr-State				
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057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
057-1	State Bldg Constr-State				
	<b>Total</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

		Future Fiscal Periods			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
	<b>Total</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Operating Impacts



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Project Title: Minor Works - Site Repairs (25-27)

**SubProjects**

SubProject Number: 40001227

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Project Number: 40001226

Project Title: Minor Works - Site Repairs (25-27)

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**SubProjects**

SubProject Number: 40001227

SubProject Title: Bates Technical College

**Narrative**

This repair does not impact the operating budget.

**Narrative**

Minor work in existing facility.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

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## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001226	40001226
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



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**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/28/2024 9:15AM

**Project Number:** 40001262

**Project Title:** Minor Works - Infrastructure replacement (25-27)

**SubProjects**

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**SubProject Number:** 40001263

**SubProject Title:** Bates Technical College

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001263

SubProject Title: Bates Technical College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Bates Technical College - Infrastructure repairs at the South Campus (280B) and the Central Mohler Campus (280F)

**Project Description**

- 1) Replace multiple 3 Phase Transformers located on the Bates T. C. South Campus (280B) (assets 2155, 2157, 2159 & 2161). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$228,000.
- 2) Replace a Gas Meter located on the Bates T. C. South Campus (280B) (asset 2173). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 3) Replace a Potable Water Meter located on the Bates T. C. South Campus (280B) (asset 2178). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 4) CBPS: Replace a Cooling tower located on the Bates T. C. Central Mohler Campus (280F) (asset 2129). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$81,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Bellevue College - Infrastructure repairs at the Main Campus (080A)

**Project Description**

- 1) Replace multiple Underground storage units located on the Bellevue C. Main Campus (080A) (assets 3766, 3778, 3785 & 3789). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Underground storage locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$403,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Bellingham Technical College - Infrastructure repairs at the Main Campus (250A)

**Project Description**

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Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001265

SubProject Title: Bellingham Technical College

- 1) Replace multiple Primary Switchgear located on the Bellingham T. C. Main Campus (250A) (assets 3180, 3185, 3187, 3190, 3197 & 3198). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$241,000.
- 2) Replace multiple Gas Meters located on the Bellingham T. C. Main Campus (250A) (assets 3143 & 3149). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 3) Replace multiple Potable Water Meters located on the Bellingham T. C. Main Campus (250A) (assets 3139, 3150 & 3272). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 4) Replace multiple Storm Lines located on the Bellingham T. C. Main Campus (250A) (assets 3058, 3064 & 3078). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$495,000.
- 5) Replace multiple Potable Water Lines located on the Bellingham T. C. Main Campus (250A) (assets 3264 & 3267). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$218,000.
- 6) CBPS: Replace a Pump station located on the Bellingham T. C. Main Campus (250A) (asset 3137). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$60,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Big Bend Community College - Infrastructure repairs at the Main Campus (180A)

### Project Description

- 1) Replace a Primary switchgear located on the Big Bend Community College Main Campus (180A) (asset 1618). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$50,000.
- 2) Replace multiple 3 Phase Transformers located on the Big Bend Community College Main Campus (180A) (assets 1655 & 1656). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$165,000.
- 3) Replace a Potable Water Meter located on the Big Bend Community College Main Campus (180A) (asset 1590). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 4) Replace multiple Sewer Lines located on the Big Bend Community College Main Campus (180A) (assets 1600, 1698, 1700 & 1701). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$403,000.
- 5) Replace a Electric Line located on the Big Bend Community College Main Campus (180A) (asset 1598). This component

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001266

SubProject Title: Big Bend Community College

has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Electric Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$64,000.

6) CBPS: Replace multiple Cooling towers located on the Big Bend Community College Main Campus (180A) (assets 1692, 1693 & 1694). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$173,000.

7) Replace a Potable Water Line located on the Big Bend Community College Main Campus (180A) (asset 1633). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$146,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Centralia College - Infrastructure repairs at the Main Campus (121A)

**Project Description**

1) Replace multiple 3Phase Transformers located on the Centralia College Main Campus (121A) (assets 105, 112 & 115). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$213,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Clark College - Infrastructure repairs at the Main Campus (140A)

**Project Description**

1) Replace a 3 Phase Transformer located on the Clark College Main Campus (140A) (asset 357). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$75,000.

2) Replace a Potable Water Line located on the Clark College Main Campus (140A) (asset 279). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$74,000.



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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001268

SubProject Title: Clark College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Clover Park Technical College - Infrastructure repairs at the Main Campus (290A) and the Pierce Co. Airport Site (290G)

### Project Description

- 1) Replace multiple Primary Switchgear located on the Clover Park T. C. Main Campus (290A) (assets 1255, 1289, 1292, 1294 & 1336). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$258,000.
- 2) Replace multiple 3 Phase Transformers located on the Clover Park T. C. Main Campus (290A) (assets 1268, 1273 & 1279). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$267,000.
- 3) Replace a Potable Water Meter located on the Clover Park T. C. Main Campus (290A) (asset 1243). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 4) CBPS: Replace multiple Cooling towers located on the Clover Park T. C. Main Campus (290A) (assets 1248 & 1285). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$214,000.
- 5) Replace a Potable Water Line located on the Clover Park T. C. Main Campus (290A) (asset 1224). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,539,000.
- 6) CBPS: Replace a Pump station located on the Clover Park T. C. Main Campus (290A) (asset 1194). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$77,000.
- 7) CBPS: Replace a Cooling tower located on the Clover Park T. C. Pierce Co. Airport Site (290G) (asset 1378). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$110,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Columbia Basin College - Infrastructure repairs at the Main Campus (190A)

### Project Description

- 1) Replace a 3 Phase Transformer located on the Columbia Basin College Main Campus (190A) (asset 3563). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$74,000.
- 2) Replace multiple Gas Meters located on the Columbia Basin College Main Campus (190A) (assets 3555 & 3561). These

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Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

SubProjects

SubProject Number: 40001270

SubProject Title: Columbia Basin College

components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

3) CBPS: Replace multiple Cooling towers located on the Columbia Basin College Main Campus (190A) (assets 3492 & 3493). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Cooling tower locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$301,000.

4) Replace multiple Potable Water Lines located on the Columbia Basin College Main Campus (190A) (assets 3486 & 3487). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$619,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

Project Summary

Edmonds Community College - Infrastructure repairs at the Main Campus (230A)

Project Description

1) Replace a Primary switchgear located on the Edmonds C. C. Main Campus (230A) (asset 2453). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$42,000.

2) Replace multiple Gas Meters located on the Edmonds C. C. Main Campus (230A) (assets 2512, 2520 & 2525). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

3) Replace multiple Potable Water Meters located on the Edmonds C. C. Main Campus (230A) (assets 2415 & 2419). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$55,000.

4) Replace multiple Storm Lines located on the Edmonds C. C. Main Campus (230A) (assets 2474 & 2487). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$609,000.

5) Replace a Sewer Line located on the Edmonds C. C. Main Campus (230A) (asset 2590). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Sewer Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$339,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

Project Summary

Everett Community College - Infrastructure repairs at the Main Campus (050A) and the Early Learn. Ctr (050B)

Project Description

1) Replace a Potable Water Meter located on the Everett C. C. Main Campus (050A) (asset 2276). This component has

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001272

SubProject Title: Everett Community College

exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

2) Replace a Electric Line located on the Everett C. C. Main Campus (050A) (asset 2274). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Electric Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$192,000.

3) CBPS: Replace a Cooling tower located on the Everett C. C. Main Campus (050A) (asset 2295). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$157,000.

4) Replace a 3 Phase Transformer located on the Everett C. C. Early Learn. Ctr (050B) (asset 2350). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$57,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Lower Columbia College - Infrastructure repairs at the Main Campus (130A)

**Project Description**

1) Replace a 3 Phase Transformer located on the Lower Columbia College Main Campus (130A) (asset 2360). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$83,000.

2) Replace a Potable Water Meter located on the Lower Columbia College Main Campus (130A) (asset 2389). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

3) Replace multiple Electric Lines located on the Lower Columbia College Main Campus (130A) (assets 2363 & 2364). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Electric Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$254,000.

4) CBPS: Replace a Pump station located on the Lower Columbia College Main Campus (130A) (asset 2396). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Pump station location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$79,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Olympic College - Infrastructure repairs at the Main Campus (030A)

**Project Description**

1) Replace multiple Primary Switchgear located on the Olympic College Main Campus (030A) (assets 5508, 5529, 5647, 5651, 5652, 5657, 5660 & 5661). These components have exceeded their useful life and are the most likely to fail and

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001275

SubProject Title: Olympic College

disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$369,000.

2) Replace a 3 Phase Transformer located on the Olympic College Main Campus (030A) (asset 5542). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$75,000.

3) Replace multiple Storm Lines located on the Olympic College Main Campus (030A) (assets 5627, 5628, 5641 & 5643). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,911,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Peninsula College - Infrastructure repairs at the Main Campus (010A)

### Project Description

1) Replace a Primary switchgear located on the Peninsula College Main Campus (010A) (asset 5125). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Pierce College Fort Steilacoom - Infrastructure repairs at the Ft. Steilacoom Campus (111A)

### Project Description

1) Replace multiple Storm Lines located on the Pierce College Ft. Steilacoom Campus (111A) (assets 1137, 1140, 1142, 1143, 1147, 1151, 1154, 1159, 1162, 1167, 1168 & 1169). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,994,000.

2) Replace a Electric Line located on the Pierce College Ft. Steilacoom Campus (111A) (asset 1187). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Electric Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

3) Replace multiple Potable Water Lines located on the Pierce College Ft. Steilacoom Campus (111A) (assets 1075, 1077, 1080, 1081, 1082 & 1086). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,267,000.

4) Replace multiple Fire System Water Lines located on the Pierce College Ft. Steilacoom Campus (111A) (assets 1083 & 1087). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Fire System Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost:

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001277

SubProject Title: Pierce College Fort Steilacoom  
\$263,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Pierce College Puyallup - Infrastructure repairs at the Puyallup Campus (112B)

**Project Description**

1) Replace an emergency generator located on the Pierce College Puyallup Campus (112B) (asset 5787). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency generator location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$177,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Renton Technical College - Infrastructure repairs at the Main Campus (270A)

**Project Description**

- 1) Replace a Primary switchgear located on the Renton T. C. Main Campus (270A) (asset 1434). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$44,000.
- 2) Replace a Gas Meter located on the Renton T. C. Main Campus (270A) (asset 1428). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 3) Replace a Potable Water Meter located on the Renton T. C. Main Campus (270A) (asset 1425). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 4) CBPS: Replace a Cooling tower located on the Renton T. C. Main Campus (270A) (asset 1438). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$110,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Seattle Central College - Infrastructure repairs at the Main Campus (062A)

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001280

SubProject Title: Seattle Central College

### Project Description

- 1) Replace a Primary switchgear located on the Seattle Central C. C. Main Campus (062A) (asset 5705). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$44,000.
- 2) Replace a Potable Water Meter located on the Seattle Central C. C. Main Campus (062A) (asset 5667). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Shoreline Community College - Infrastructure repairs at the Main Campus (070A)

### Project Description

- 1) Replace a Gas Meter located on the Shoreline C. C. Main Campus (070A) (asset 5306). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 2) Replace multiple Emergency generators located on the Shoreline C. C. Main Campus (070A) (assets 5237 & 5241). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Emergency generator locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$247,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Skagit Valley College - Infrastructure repairs at the Main Campus (040A)

### Project Description

- 1) Replace a Potable Water Meter located on the Skagit Valley College Main Campus (040A) (asset 4860). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 2) Replace a Storm Line located on the Skagit Valley College Main Campus (040A) (asset 4945). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Storm Line location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$131,000.
- 3) Replace multiple Sewer Lines located on the Skagit Valley College Main Campus (040A) (assets 4803, 4809, 4822 & 4825). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$909,000.

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001282

SubProject Title: Skagit Valley College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

South Puget Sound Community College - Infrastructure repairs at the Main Campus (240A)

### Project Description

- 1) Replace multiple Storm Lines located on the South Puget Sound C. C. Main Campus (240A) (assets 257 & 258). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$451,000.
- 2) Replace a Retention pond located on the South Puget Sound C. C. Main Campus (240A) (asset 93). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Retention pond location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$943,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

South Seattle College - Infrastructure repairs at the Main Campus (064A)

### Project Description

- 1) Replace multiple Primary Switchgear located on the South Seattle C. C. Main Campus (064A) (assets 2764, 2771, 2774, 2775, 2776, 2778, 2780 & 2781). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$373,000.
- 2) Replace multiple Gas Meters located on the South Seattle C. C. Main Campus (064A) (assets 2625, 2626 & 2630). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 3) Replace a Underground storage located on the South Seattle C. C. Main Campus (064A) (asset 2684). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Underground storage location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$149,000.
- 4) Replace multiple Potable Water Lines located on the South Seattle C. C. Main Campus (064A) (assets 2599, 2600, 2601 & 2614). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$393,000.
- 5) Replace a Swale located on the South Seattle C. C. Main Campus (064A) (asset 2735). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Swale location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001284

SubProject Title: South Seattle College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Spokane Community College - Infrastructure repairs at the Main Campus (171A)

### Project Description

- 1) Replace multiple Primary Switchgear located on the Spokane C. C. Main Campus (171A) (assets 3990, 3998, 4003, 4006, 4010, 4013, 4028 & 4049). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$365,000.
- 2) Replace a 3 Phase Transformer located on the Spokane C. C. Main Campus (171A) (asset 4041). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$117,000.
- 3) Replace multiple Sewer Lines located on the Spokane C. C. Main Campus (171A) (assets 3864, 3866, 3868, 3870, 3872, 3892 & 3894). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,866,000.
- 4) Replace multiple Sewer Lines located on the Spokane C. C. Main Campus (171A) (assets 3898, 3900, 3909, 3910, 3914, 3919 & 3920). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,387,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Spokane Falls Community College - Infrastructure repairs at the Main Campus (172A)

### Project Description

- 1) Replace multiple Primary Switchgear located on the Spokane Falls C. C. Main Campus (172A) (assets 4209 & 4253). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$78,000.
- 2) Replace multiple 3 Phase Transformers located on the Spokane Falls C. C. Main Campus (172A) (assets 4173, 4188, 4194 & 4208). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$316,000.
- 3) Replace multiple Sewer Lines located on the Spokane Falls C. C. Main Campus (172A) (assets 4289, 4324 & 4326). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$660,000.



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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001286

SubProject Title: Spokane Falls Community College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Tacoma Community College - Infrastructure repairs at the Main Campus (220A)

**Project Description**

- 1) Replace multiple Primary Switchgear located on the Tacoma C. C. Main Campus (220A) (assets 5421, 5423, 5427, 5429, 5434, 5438, 5444, 5446 & 5455). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$311,000.
- 2) Replace multiple 3 Phase Transformers located on the Tacoma C. C. Main Campus (220A) (assets 5392 & 5397). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The 3 Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$154,000.
- 3) Replace multiple Storm Lines located on the Tacoma C. C. Main Campus (220A) (assets 5567, 5579, 5581, 5583, 5584, 5585, 5586, 5587, 5588 & 5589). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,846,000.
- 4) Replace multiple Sewer Lines located on the Tacoma C. C. Main Campus (220A) (assets 5489, 5491, 5492, 5494, 5495, 5496 & 5497). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,571,000.
- 5) Replace multiple Sewer Lines located on the Tacoma C. C. Main Campus (220A) (assets 5498, 5499, 5500, 5501 & 5503). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,448,000.
- 6) Replace multiple Storm Lines located on the Tacoma C. C. Main Campus (220A) (assets 5590, 5591, 5592, 5593, 5594, 5595 & 5596). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,460,000.
- 7) Replace multiple Storm Line 3s located on the Tacoma C. C. Main Campus (220A) (assets 5597, 5598 & 5599). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line 3 locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$965,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Walla Walla Community College - Infrastructure repairs at the Main Campus (200A)

**Project Description**

- 1) Replace a Primary switchgear located on the Walla Walla C. C. Main Campus (200A) (asset 1941). This component has

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001288

SubProject Title: Walla Walla Community College

exceeded its useful life and is the most likely to fail and disrupt campus operations. The Primary switchgear location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$51,000.

2) Replace a 3 Phase Transformer located on the Walla Walla C. C. Main Campus (200A) (asset 1964). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The 3 Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$83,000.

3) Replace multiple Gas Meters located on the Walla Walla C. C. Main Campus (200A) (assets 2061, 2113, 2116 & 2117). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$37,000.

4) Replace multiple Potable Water Meters located on the Walla Walla C. C. Main Campus (200A) (assets 1982, 1988, 1994 & 1997). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$56,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Wenatchee Valley College - Infrastructure repairs at the Main Campus (150A)

**Project Description**

1) Replace multiple Primary Switchgear located on the Wenatchee Valley College Main Campus (150A) (assets 3660 & 3661). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$98,000.

2) Replace a Gas Meter located on the Wenatchee Valley College Main Campus (150A) (asset 3571). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

3) Replace a Potable Water Meter located on the Wenatchee Valley College Main Campus (150A) (asset 3602). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$49,000.

4) Replace multiple Storm Lines located on the Wenatchee Valley College Main Campus (150A) (assets 3659 & 3633). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$460,000.

5) CBPS: Replace a Cooling tower located on the Wenatchee Valley College Main Campus (150A) (asset 3689). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$190,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001290

SubProject Title: Whatcom Community College

### Project Summary

Whatcom Community College - Infrastructure repairs at the Main Campus (210A)

### Project Description

- 1) Replace multiple Gas Meters located on the Whatcom C. C. Main Campus (210A) (assets 2967 & 3020). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 2) Replace multiple Potable Water Meters located on the Whatcom C. C. Main Campus (210A) (assets 2962 & 3022). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Yakima Valley College - Infrastructure repairs at the Main Campus (160A)

### Project Description

- 1) Replace multiple Primary Switchgear located on the Yakima Valley C. C. Main Campus (160A) (assets 3312, 3424 & 3426). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Primary switchgear locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$162,000.
- 2) Replace multiple Gas Meters located on the Yakima Valley C. C. Main Campus (160A) (assets 3315, 3320, 3322, 3324, 3326 & 3410). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Gas Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$40,000.
- 3) Replace multiple Potable Water Meters located on the Yakima Valley C. C. Main Campus (160A) (assets 3345 & 3347). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Meter locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$54,000.
- 4) Replace multiple Storm Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3368 & 3379). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$240,000.
- 5) Replace multiple Sewer Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3327, 3341 & 3396). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$673,000.
- 6) Replace multiple Potable Water Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3352 & 3353). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$124,000.
- 7) Replace multiple Communication Lines located on the Yakima Valley C. C. Main Campus (160A) (assets 3438, 3440, 3441 & 3476). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Communication Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$369,000.

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Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001291

SubProject Title: Yakima Valley College

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Cascadia College - Infrastructure repairs at the main campus (300A)

**Project Description**

1) Replace a Potable Water Meter located on the Cascadia Community College (300A) (asset 5815). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Grays Harbor College - Infrastructure repairs at the Main Campus (020A)

**Project Description**

1) Replace multiple Storm Lines located on the Grays Harbor College Main Campus (020A) (assets 954, 961, 964 & 965). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$392,000.

2) Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A) (assets 967, 970, 977 & 987). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$960,000.

3) Replace multiple Storm Lines located on the Grays Harbor College Main Campus (020A) (assets 954, 961, 964 & 965). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$392,000.

4) Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A) (assets 967, 970, 977 & 987). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$960,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

**Project Summary**

Highline College - Infrastructure repairs at the Main Campus (090A)

**Project Description**

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

## SubProjects

SubProject Number: 40001295

SubProject Title: Highline College

- 1) Replace a Gas Meter located on the Highline C. C. Main Campus (090A) (asset 531). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 2) Replace multiple Storm Lines located on the Highline C. C. Main Campus (090A) (assets 758, 777, 786, 787, 788, 789, 790, 791, 799, 800, 802, 803, 806, 807, 808, 809, 810 & 811). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,826,000.
- 3) Replace multiple Sewer Lines located on the Highline C. C. Main Campus (090A) (assets 671, 672, 677, 679, 680, 682, 684, 685, 686, 687, 688, 689 & 690). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,640,000.
- 4) CBPS: Replace a Cooling tower located on the Highline C. C. Main Campus (090A) (asset 523). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Cooling tower location and other details are fully described in the agency's 2019 Infrastructure Survey. Bldg 29. Item cost: \$110,000.
- 5) Replace multiple Potable Water Lines located on the Highline C. C. Main Campus (090A) (assets 663 & 665). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Potable Water Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$180,000.
- 6) Replace multiple Sewer Lines located on the Highline C. C. Main Campus (090A) (assets 693, 694, 695, 696, 697 & 698). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Sewer Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$787,000.
- 7) Replace multiple Storm Lines located on the Highline C. C. Main Campus (090A) (assets 751, 752, 826, 832, 833, 834, 836, 837, 857, 858, 860, 861, 862 & 863). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line 2 locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,677,000.

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 6

### Project Summary

Lake Washington Institute of Technology - Infrastructure repairs at the Main Campus (260A)

### Project Description

- 1) Replace a Gas Meter located on the Lake Washington I. T. Main Campus (260A) (asset 1909). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Gas Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 2) Replace a Potable Water Meter located on the Lake Washington I. T. Main Campus (260A) (asset 1842). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Potable Water Meter location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$25,000.
- 3) Replace multiple Storm Lines located on the Lake Washington I. T. Main Campus (260A) (assets 1925 & 1930). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$292,000.
- 4) Replace an emergency generator located on the Lake Washington I. T. Main Campus (260A) (asset 1900). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Emergency generator location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$39,000.

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

SubProjects

SubProject Number: 40001296

SubProject Title: Lake Washington Institute of Technology

Location

City: Aberdeen	County: Grays Harbor	Legislative District: 019
City: Bellevue	County: King	Legislative District: 041
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bellingham	County: Whatcom	Legislative District: 042
City: Bothell	County: Snohomish	Legislative District: 001
City: Bremerton	County: Kitsap	Legislative District: 026
City: Centralia	County: Lewis	Legislative District: 020
City: Des Moines	County: King	Legislative District: 033
City: Everett	County: Snohomish	Legislative District: 038
City: Kirkland	County: King	Legislative District: 045
City: Lakewood	County: Pierce	Legislative District: 028
City: Lakewood	County: Pierce	Legislative District: 029
City: Longview	County: Cowlitz	Legislative District: 019
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Moses Lake	County: Grant	Legislative District: 013
City: Mount Vernon	County: Skagit	Legislative District: 040
City: Olympia	County: Thurston	Legislative District: 022
City: Pasco	County: Franklin	Legislative District: 016
City: Port Angeles	County: Clallam	Legislative District: 024
City: Puyallup	County: Pierce	Legislative District: 025
City: Renton	County: King	Legislative District: 011
City: Seattle	County: King	Legislative District: 034
City: Seattle	County: King	Legislative District: 043
City: Shoreline	County: King	Legislative District: 032
City: Spokane	County: Spokane	Legislative District: 003
City: Spokane	County: Spokane	Legislative District: 006
City: Tacoma	County: Pierce	Legislative District: 027
City: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016
City: Wenatchee	County: Chelan	Legislative District: 012
City: Yakima	County: Yakima	Legislative District: 015

Project Type



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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001263

SubProject Title: Bates Technical College

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

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699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001277

SubProject Title: Pierce College Fort Steilacoom

**Growth Management impacts**

These projects should not impact growth management.

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001291

SubProject Title: Yakima Valley College

**Growth Management impacts**

None

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**Growth Management impacts**

These projects should not impact growth management.

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001263

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	359,000				359,000
057-1	State Bldg Constr-State	403,000				403,000
057-1	State Bldg Constr-State	1,064,000				1,064,000
057-1	State Bldg Constr-State	1,026,000				1,026,000
057-1	State Bldg Constr-State	213,000				213,000
057-1	State Bldg Constr-State	149,000				149,000
057-1	State Bldg Constr-State	2,490,000				2,490,000
057-1	State Bldg Constr-State	1,019,000				1,019,000
057-1	State Bldg Constr-State	1,070,000				1,070,000
057-1	State Bldg Constr-State	431,000				431,000
057-1	State Bldg Constr-State	441,000				441,000
057-1	State Bldg Constr-State	2,355,000				2,355,000
057-1	State Bldg Constr-State	25,000				25,000
057-1	State Bldg Constr-State	3,549,000				3,549,000
057-1	State Bldg Constr-State	177,000				177,000
057-1	State Bldg Constr-State	204,000				204,000
057-1	State Bldg Constr-State	69,000				69,000
057-1	State Bldg Constr-State	272,000				272,000
057-1	State Bldg Constr-State	1,065,000				1,065,000
057-1	State Bldg Constr-State	1,394,000				1,394,000
057-1	State Bldg Constr-State	965,000				965,000
057-1	State Bldg Constr-State	3,735,000				3,735,000
057-1	State Bldg Constr-State	1,054,000				1,054,000
057-1	State Bldg Constr-State	7,755,000				7,755,000
057-1	State Bldg Constr-State	227,000				227,000
057-1	State Bldg Constr-State	822,000				822,000
057-1	State Bldg Constr-State	50,000				50,000
057-1	State Bldg Constr-State	1,662,000				1,662,000
057-1	State Bldg Constr-State	25,000				25,000
057-1	State Bldg Constr-State	2,704,000				2,704,000
057-1	State Bldg Constr-State	6,245,000				6,245,000
057-1	State Bldg Constr-State	381,000				381,000
<b>Total</b>		<b>43,400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>43,400,000</b>

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001263

SubProject Title: Bates Technical College

**Funding**

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2025-27 Fiscal Period</u>	
			<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>



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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001263

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Operating Impacts

699 - Community and Technical College System  
Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001263

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/28/2024 9:15AM

Project Number: 40001262

Project Title: Minor Works - Infrastructure replacement (25-27)

**SubProjects**

SubProject Number: 40001296

SubProject Title: Lake Washington Institute of Technology

No Operating Impact

**Narrative**

This repair does not impact the operating budget.

**Narrative**

Minor work in existing facility.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.

**Narrative**

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**Narrative**

This repair does not impact the operating budget.

**Narrative**

This repair does not impact the operating budget.





## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001262	40001262
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:32PM

Project Number: 40001150

Project Title: Grays Harbor College: Lake Swano Dam

## Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 8

### Project Summary

This project will fund an alternatives analysis and design to replace or reconstruct Lake Swano Dam at Grays Harbor College.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.**

Following the reclassification of Lake Swano Dam to "Hazard Class 1A-High" by the Washington State Department of Ecology-Dam Safety Office in 2020, the Lake Swano Dam, an essential infrastructure component for Grays Harbor College and the surrounding community in the City of Aberdeen, has reached a critical point in its lifecycle.

The 80-year-old earth-type dam is classified by the Washington State Department of Ecology as a "high hazard," "poor condition" dam. The hazard potential classification of "high" is assigned to dams where failure or mis-operation will probably cause loss of human life. The condition assessment classification of "poor" is when a dam safety deficiency is recognized for normal operation conditions which may realistically occur. Constructed eight decades ago, the earthen dam's current state presents multiple challenges, including structural degradation, increased risk of failure, and significant safety concerns. These issues have been identified through recent inspections and assessments, which highlight the urgent need for intervention to prevent potential catastrophic outcomes. Remedial action is necessary, see Appendix 1 for additional information.

The request for \$1 million in legislative funding is a high priority for several reasons:

#### Public Safety:

- **Risk of Catastrophic Failure:** The structural integrity of the Lake Swano Dam has deteriorated over the years. Without immediate remediation, the likelihood of dam failure increases, posing severe risks to downstream communities, infrastructure, and natural habitats. A dam failure could result in loss of life, especially considering the residential portion of Aberdeen downstream that would be impacted.
- **Access and Emergency Services:** The Lake Swano Dam includes a road over the top of the dam that serves as a critical access point to two of the college's vocational buildings housing the welding, diesel, and automotive technology programs. This road also provides access to the college's secondary emergency access point, essential for tsunami evacuation or other emergency situations. The integrity of the dam and the road is vital for ensuring safe and reliable access to these facilities and for maintaining emergency preparedness.

#### Environmental Preservation:

**Ecosystem Protection:** Lake Swano and its surrounding ecosystems support diverse wildlife and plant species. A failure or improper remediation of the dam could lead to habitat destruction, loss of biodiversity, and long-term ecological damage.

#### Community Impact:

**Unserved/Underserved Populations:** The lake and dam provide recreational and educational opportunities for the community, particularly for those who may not have access to other similar resources. Geographically, the proposal directly benefits the City of Aberdeen by enhancing infrastructure resilience and safety. A large residential portion of Aberdeen is downstream of Lake Swano Dam, and more than 225 residences would be impacted if the dam were to fail. These impacted homes are

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:32PM

Project Number: 40001150

Project Title: Grays Harbor College: Lake Swano Dam

## Description

disproportionately below the poverty line, with poorer health outcomes. The area ranks 10 out of 10 on a scale of Social Determinants according to the Washington State Department of Health, indicating high vulnerability due to poverty, lack of health insurance, and significant representation of people of color with limited English proficiency.

Recreational and Educational Hub: Lake Swano serves as a point for community recreation, providing opportunities for fishing, hiking, and nature observation. It is also integral to Grays Harbor College's educational programs, particularly within the aquaculture center, which can raise and release fish in Lake Swano and Alder Creek. The lake is currently stocked with fish by the City of Aberdeen's fish hatchery. Additionally, Lake Swano and Alder Creek are utilized as a model watershed for educational purposes at Grays Harbor College. Any compromise to the dam's integrity could disrupt these activities, impacting both community enjoyment and educational opportunities.

### Economic Considerations:

Operational Cost Savings: Investing in the dam's remediation now will prevent higher future costs associated with emergency response, repairs after potential failure, and long-term economic impacts on the community.

### *Current Condition of the Dam System*

The Lake Swano Dam is currently in a state of disrepair, characterized by:

Cracks and Erosion: Visible cracks and signs of erosion have been noted on the dam structure, indicating significant wear and potential points of failure. The stability was further put at risk from a recent water main break that eroded a portion of the dam, necessitating the placement of large rip rap rock on the water side of the dam to ensure the integrity of the dam and the road that goes over the top of the dam.

Outdated Design: The dam was built using outdated engineering standards, making it less resilient to current environmental conditions and regulatory requirements.

Insufficient Capacity: The dam's current capacity to manage water flow is inadequate, increasing the risk of overflow and subsequent flooding during heavy rainfall or storm events.

Dam levels are currently managed through one of the outflows using lumber slats.

Overflow spillways are staggered culverts that are collapsing inward from the weight of the dam and the road that runs over it. These culverts are cracking which is allowing water to enter the culverts from the soil above it, not from the outflow system itself. Detailed photos are available in Appendix 2.

Soil instability: The earthen dam is composed of soil materials that have shown signs of instability and weakening over time, compromising the overall strength and reliability of the dam structure. This instability was noted by the Department of Ecology which led to the department categorizing the dam as high risk, high hazard.

The requested funding will enable a comprehensive approach to addressing these issues, whether by removing and replacing the dam or building a new one that meets modern safety and environmental standards. Well-planned remediation efforts will also ensure continued operations at Grays Harbor College and offset liability to the State of Washington by taking proactive measures. This investment will safeguard public safety, preserve environmental health, and ensure the continued benefit of Lake Swano for the community.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Please provide detailed cost backup.**

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Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:32PM

Project Number: 40001150

Project Title: Grays Harbor College: Lake Swano Dam

**Description**

Project Deliverables

The requested \$1 million in legislative funding will support the comprehensive remediation of the Lake Swano Dam. The project will produce the following key deliverables:

*Predesign and Design Phase:*

- Engineering Assessments: Detailed evaluations of the dam's current condition, including structural integrity, hydrological impact, and environmental assessments.
- Design Solutions: Development of remediation plans, which may include removing and replacing it or constructing a new dam. These designs will adhere to modern safety, environmental, and regulatory standards.

*Construction Phase:*

- Replacement: Depending on the chosen remediation strategy, the project will involve significant construction work to remove the old dam, replacing it with another form of infrastructure (i.e., bridge) or build a new dam at the same site.
- Environmental Mitigation: Measures to protect and restore local ecosystems impacted by construction activities, including habitat restoration and water quality management.

Project Timeline

The project is designed to start promptly upon receiving funding, following this projected timeline:

- Planning and Mobilization (Months 1-3): Secure necessary permits and approvals  
Finalize project management plans and mobilize resources
- Predesign and Design Phase (Months 4-9): Conduct detailed engineering assessments  
Develop design solutions and conduct environmental impact assessments  
Hold public consultations and stakeholder meetings
- Construction Phase (Months 10-24): Execute construction plans, including dam replacement, or new construction.  
Implement environmental mitigation measures. Conduct regular progress reviews and quality control assessments.
- Project Completion and Handover (Month 25): Final inspections and quality assurance. Handover of the completed project to Grays Harbor College. Final documentation and reporting

Phased Implementation

The project can be phased to manage funding and operational impacts effectively. The requested \$1 million will cover the initial phase, which includes predesign and design activities. Subsequent phases, subject to additional funding and approval, will encompass construction and environmental mitigation efforts.

□

Phase 1: Predesign and Design:

- Cost Estimate: \$1 million
- Engineering assessments: \$400,000
- Design development: \$350,000
- Environmental impact assessments: \$150,000
- Public consultations and stakeholder engagement: \$100,000

Phase 2: Construction (Seeking funding through State/Federal grant programs where applicable):

- Cost Estimate: \$10 million (approximate, depending on final design alternative)

Phase 3: Project Completion and Handover

This phased approach ensures that the project progresses systematically, allowing for thorough planning, community

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:32PM

Project Number: 40001150

Project Title: Grays Harbor College: Lake Swano Dam

## Description

involvement, and careful management of resources and environmental impacts. The initial funding will lay the groundwork for the subsequent construction phase, setting the project on a solid path to successful completion.

### 3. How would the request address the problem or opportunity identified in question 1? What would be the result of not acting?

The requested \$1 million funding will directly address the critical safety and environmental issues associated with the Lake Swano Dam. Here's how:

#### *Public Safety Improvements*

- Dam Reconstruction: By removing the dam and constructing a new dam or bridge, we will mitigate the risk of dam failure, which poses a significant threat to downstream communities, college infrastructure, and public safety. A robust and modern structure will ensure the safety of students, staff, and residents in the surrounding areas.
- Flood Prevention: Proper remediation of the dam will help prevent potential flooding, which can cause extensive damage to property, disrupt college operations, and threaten lives.

#### *Environmental Benefits:*

- Habitat Restoration: Removing or properly reconstructing the dam can restore natural water flow, which is crucial for the health of aquatic ecosystems. It will benefit local wildlife, including fish populations, by improving water quality and habitat conditions.
- Operational Efficiency:
- Resource Allocation: Investing in a long-term solution for the dam will reduce the need for ongoing emergency repairs and maintenance, allowing for more efficient allocation of Grays Harbor College resources. This can lead to cost savings in the operating budget and provide financial stability.
- Sustainability: A newly constructed dam will ensure the sustainable use of Lake Swano for educational and recreational purposes, supporting the college's mission and community engagement.

#### *Consequences of Inaction:*

- Increased Risk of Catastrophic Failure: Failure to address the dam's structural deficiencies could result in a catastrophic failure, leading to severe flooding, loss of life, and extensive property damage. The potential for such an event represents an unacceptable risk to public safety and reduces risk for the State of Washington.
- Environmental Degradation: Without intervention, the current dam's condition will continue to degrade the local environment. Poor water quality, disrupted ecosystems, and accelerated erosion will harm wildlife and reduce the lake's natural beauty and utility.
- Financial and Operational Strain: Continued neglect of the dam will result in higher costs for emergency repairs and crisis management, straining the college's budget and diverting funds from other important initiatives. This reactive approach is inefficient and unsustainable.
- Negative Impact on College and State Reputation: Three industrial technology programs would be inaccessible if the dam was to fail. Automotive, Diesel Technology, and Welding students would not be able to complete their programs because access to the site would be impossible. This would be catastrophic to the community's workforce.
- Complete disruption of Industrial Technology programs: Failure to act on a known safety and environmental issue can damage Grays Harbor College's and the State of Washington's reputation, eroding trust with students, staff, and the community. Proactively addressing the problem demonstrates responsible stewardship and commitment to safety and sustainability.

By securing the requested funding, Grays Harbor College will ensure a comprehensive solution to the issues posed by the Lake Swano Dam, safeguarding public safety, preserving the environment, and promoting operational efficiency.

### 4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed

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## Description

**cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.**

Following the reclassification of Lake Swano Dam to "Hazard Class 1A-High" by the Washington State Department of Ecology-Dam Safety Office in 2020, Grays Harbor College took comprehensive steps to address the dam's safety and operational challenges:

- Completion of Recommendations: Grays Harbor College diligently executed all recommendations issued by the Department of Ecology-Dam Safety Office to enhance the Dam's safety protocols and operational resilience, including lowering the level of the lake.
- Emergency Action Plan Update: The institution promptly updated its Emergency Action Plan to align with the revised safety requirements, ensuring readiness for emergency scenarios.
- Engineering Assessment by KPFF: Grays Harbor College engaged KPFF, a civil engineering firm from the Department of Enterprise Services' on-call list, to conduct a thorough assessment of the dam. The primary objective was to develop strategies for enhancing slope stability and ensuring structural integrity.
- Geotechnical Study Findings: Subsequently, KPFF enlisted a geotechnical consultant to evaluate the density and compaction of the dam structure. The study revealed unexpected soil conditions, indicating that conventional methods to stabilize the slope were impractical. This assessment concluded that the dam must undergo substantial reconstruction or potential demolition to meet safety standards. See Appendix 3.
- Current Status and Future Plans: In response to the initial findings, Grays Harbor College is actively seeking initial funding to commission a second study. This subsequent study aims to explore alternative actions for the dam's mitigation (see Appendix 4). Additional funding is also being pursued to support the implementation of the recommended action plan, ensuring long-term safety and operational sustainability.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.

The budget request will impact several key clienteles and stakeholders:

- Residents and citizens of the City of Aberdeen: The remediation of Lake Swano Dam directly affects approximately 225 residences by ensuring continued safety and functionality of the dam, which could otherwise pose risks if not remediated.
- County and State Emergency Management: These agencies depend on the dam's stability for emergency response preparedness, particularly in disaster scenarios such as tsunamis. Grays Harbor College serves as a crucial emergency evacuation route, and the road over the dam is a vital access point for the community to seek higher ground during emergencies. Addressing dam concerns ensures readiness and enhances the college's role in community safety and disaster response, supporting effective emergency management operations in times of crisis.
- Department of Ecology: Ensuring the dam's integrity aligns with environmental standards and regulations, safeguarding local ecosystems and water quality.
- Grays Harbor College(Workforce Development / Employer): For most academic quarters, approximately 90 individuals associated with Grays Harbor College's automotive, diesel, and welding programs rely on essential services such as power, water, sewer, and fiber that currently run through the dam. Remediation of the dam would ensure uninterrupted access to these critical services, thereby safeguarding the educational continuity and training opportunities for these students. Additionally, the Natural Resources program, with around thirty students, benefits from the dam's outdoor learning environment, including the model watershed and aquaculture center. Ensuring the remediation of the dam is essential for maintaining these educational resources and supporting Grays Harbor College's role as a regional employer, providing stability for faculty, staff, and students alike.

The project's impact extends beyond immediate users to ensure broader community safety, educational continuity, and environmental stewardship within the region of LakeSwano Dam.

### 6. Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source

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Project Title: Grays Harbor College: Lake Swano Dam

## Description

**requires cost share, also include the minimum state (or other) share of project cost allowable and the supporting citation or documentation.**

This project does not currently leverage non-state funding. Efforts are underway to secure external funding sources to supplement state funding. Specifically, a grant application has been submitted to FEMA through the Department of Ecology, pending selection. Additionally, federal funding has been requested through the Community Project Funding initiative via Representative Derek Kilmer's office. These efforts aim to diversify funding sources and potentially reduce the state's financial commitment to the project, contingent upon successful grant awards and federal appropriations.

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project aligns closely with Grays Harbor College's strategic objectives and supports its mission to provide quality education and workforce development opportunities. The remediation of Lake Swano Dam directly enhances campus safety and infrastructure resilience, crucial elements of the college's strategic master plan. By securing the dam's stability and improving infrastructure reliability (including power, water, sewer, and fiber services that run through the dam), the project ensures uninterrupted operation of critical programs like automotive, diesel, and welding. This initiative also safeguards natural resources education through the preservation of the model watershed and aquaculture center, integral to the college's environmental and educational goals. Furthermore, as an emergency evacuation route for the community, maintaining the dam's functionality supports public safety initiatives outlined in both local and state emergency management plans. These enhancements underscore the project's alignment with Grays Harbor College's strategic priorities, reinforcing its role as a vital educational institution and regional employer.

**8. Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)**

Not applicable- This request does not include IT-related costs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.**

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

**10. How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, clean buildings performance standards in RCW19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.**

Not applicable- This request is to prepare an alternatives analysis to address Swano Lake Dam's stability concerns.

**11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

This proposal for the remediation of Lake Swano Dam significantly impacts equity across Grays Harbor County and beyond, addressing disparities in both demographic and geographic communities. Specifically, the communities impacted include:

- **Demographic Communities:** The proposal benefits diverse student populations enrolled in Grays Harbor College's workforce development programs, particularly those studying Automotive, Diesel, and Welding trades. These programs serve a wide range of students, including those from underserved and economically disadvantaged backgrounds. By ensuring uninterrupted access to education and training, the project promotes equity by supporting pathways to economic mobility and reducing disparities in access to high-demand skilled labor opportunities.

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- **Geographic Communities:** Geographically, the proposal directly benefits the City of Aberdeen and surrounding areas by enhancing infrastructure resilience and safety. A large residential portion of Aberdeen is downstream of Lake Swano Dam, and more than 225 residences would be impacted if the dam were to fail. These impacted homes are disproportionately below the poverty line, with poorer health outcomes. The area ranks 10 out of 10 on a scale of Social Determinants according to the Washington State Department of Health, indicating high vulnerability due to poverty, lack of health insurance, and significant representation of people of color with limited English proficiency.

Grays Harbor County, where the dam is located, is an economically distressed area in Washington State, with a prime-age (25-54 years) employment gap significantly higher than the national average. It has the highest prime-age employment gap (PAEG) of all counties in the state at 14.99%. The continuity of workforce programs in Grays Harbor County is critical to developing skilled workers and closing this employment gap.

In the event of a dam failure, the interruption of utilities and access to facilities would have a profound impact on vital workforce programs specializing in welding, automotive, and diesel technology training. Given these economic challenges, ensuring the reliability of these programs is essential for supporting local economic development and reducing unemployment rates.

By addressing these critical infrastructure needs, the proposal not only enhances educational and economic opportunities but also reinforces the safety and resilience of communities disproportionately affected by environmental and infrastructure vulnerabilities. This approach underscores the project's commitment to equity and inclusive community development across Grays Harbor County.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
Not applicable. The remediation of Lake Swano Dam is not eligible for Direct Pay.

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

When evaluating this request for dam remediation, it's important for decision makers to consider the broad support and collaboration behind this project. The remediation efforts are endorsed by key stakeholders including the City of Aberdeen, Grays Harbor County, Washington State Military's Emergency Management Division, Washington State Department of Ecology, and Washington State Board of Community and Technical Colleges. Each of these agencies has provided letters of support (see Appendixes 5-9), underscoring their recognition of the critical need to address the dam's stability and safety concerns.

These letters of support in the appendix highlight the collective commitment to safeguarding public safety, protecting environmental resources, and ensuring the continued functionality of essential infrastructure for the community and Grays Harbor College. Decision makers should consider this collaborative endorsement and the shared understanding of the importance of investing in the remediation of Lake Swano Dam to mitigate risks and support long-term resilience.

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

Not applicable - This project was not funded prior to the 2021-2022 biennium.

**15.If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

Currently, the project is not associated with Governor Jay Inslee's Salmon Strategy. However, Lake Swano is integral to local



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Project Title: Grays Harbor College: Lake Swano Dam

**Description**

aquaculture efforts, receiving fish stocks from the City of Aberdeen and supporting the aquaculture center, historically involved in fish raising for release into the lake and Alder Creek. While the aquaculture program is temporarily inactive due to faculty shortages, its operations depend on Lake Swano.

The remediation of Lake Swano Dam is crucial for preserving the lake's environmental health and potential future contributions to local salmon and habitat restoration initiatives. Although it does not directly align with specific tribal priorities or the Governor's Salmon Strategy currently, ensuring the dam's structural integrity supports broader environmental goals. This project's impact on aquatic resources highlights its relevance to broader conservation efforts, demonstrating its potential alignment with future salmon recovery plans or tribal priorities as opportunities emerge.

**Location**

City: Aberdeen

County: Grays Harbor

Legislative District: 019

**Project Type**

Infrastructure (Major Projects)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	1,000,000				1,000,000
	<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	0	0	0	0	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

This project is for an alternatives analysis and design funding to replace or reconstruct Lake Swano Dam on the Grays Harbor College campus.

# Capital Project Request

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001150	40001150
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:34PM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

**Description**

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 10

**Project Summary**

Replace 48,795 gross square feet (GSF) in the three oldest building on campus with a single new 50,694 GSF facility.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Socioeconomic status and educational attainment in Cowlitz County are well below the state average. There is potential for change if a skilled workforce can be trained to support economic growth. The Cowlitz County Economic Development Council indicates that more than 30,000 manufacturing jobs need to be filled in the southwest Washington-Portland region as the existing workforce reaches retirement age over the next decade. Workforce Southwest Washington and the Columbia-Willamette Workforce Collaborative have launched an outreach campaign to make youth and adults aware of the career opportunities.

Lower Columbia College is poised to play a central role in preparing students for these jobs. The college's professional-technical programs prepare students for high demand occupations in machine trades, manufacturing, welding, and information technology. Basic skills/developmental education programs (transitional studies) provide the communications, computational and computer skills required to succeed. One-third of the college's students are enrolled in programs which prepare students for college, including Adult Basic Education (ABE), English as a Second Language (ESL), Integrated Basic Education and Skills Training (I-BEST) and General Education Development (GED.). The SBCTC Data Warehouse indicates that transitional studies accrued the most annual FTES at the college in 2016-17, extending a five-year trend.

However, the college's facilities for vocational education and transitional studies do not have adequate capacity to serve enrollment demand or program needs. The aging, deficient buildings are not safe for students or faculty to occupy. They prevent the college from fully serving the educational and economic needs of its community.

**Deficient Facilities-**

Machine trades, manufacturing, welding, information technology and transitional studies programs are housed in the wood-framed Vocational Building which was erected in 1960 as an auto shop. The 32,250 square foot structure is in failing condition and does not meet life safety standards. The welding labs were closed twice this past year due to air quality issues that exposed students and faculty to arsenic. It sits on liquefiable soils, has deficient roof-to-wall connections and could collapse in a seismic event. Fire resistance assemblies are not adequate for the size and use of the building. All of the mechanical and plumbing systems are beyond their service life. Some have failed completely. Electrical systems do not support contemporary equipment or technology.

Current facilities have inhibited the expansion of Computer Numerical Control router (CNC) equipment, especially in the welding program. The college's service area includes a significant number of custom manufacturers supporting the region's heavy industry. These manufacturers utilize both CNC equipment and manual machines in order to produce low volume, highly specialized products. This requires Lower Columbia College's programs to maintain both manual and CNC equipment for its machining program, and expand into CNC equipment to support its welding program. The welding shop and lab are too small for safe instruction and do not serve the curriculum. Existing facilities have make-shift electrical and networking capabilities and insufficient space availability that have severely limited the addition of equipment.

Lab layouts for programs in the Information Technology Meta Major are also inhibiting program development. The I.T. Hardware lab is a converted electronics lab that was established in the 1970s. It is not conducive to active learning, has inadequate instructional and equipment storage space, and cannot be reconfigured as technologies evolve. Instructional workstations limit class size cohort to 18 students. Information technology spaces cannot be monitored or secured. The 6,944 square foot Science Building was built in 1960. The 9,551 square foot Physical Science Building was built in 1971. Both are partially vacant because their spaces are not suitable for occupancy. Both sit on liquefiable soils, have inadequate shear

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Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

**Description**

walls and could collapse in aseismic event. Neither building is equipped with a fire sprinkler system. The 2015 Facility Condition Survey notes that the Science Building does not meet minimum health/safety requirements, has significant building system deterioration and indicates it had less than five years of remaining life. The Physical Science Building's plumbing and electrical systems are corroded from more than 44 years of exposure to chemical fumes. The labs were closed after being deemed unsafe to occupy.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)?** [See proposal section 1.2]

The project will replace 48,795 gross square feet (GSF) in the three oldest building on campus with a single new 50,694 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?** [See proposal sections 1.3]

The project provides program-specific space for machining, welding, information technology, and transitional studies. It also provides general purpose classrooms that will be shared by these programs and utilized by the entire campus.

**4. What alternatives were explored? Why was the recommended alternative chosen?** [See proposal section 3.3]

Renovation of Existing Buildings – The College considered the alternative of renovating the old Vocational, Science and Physical Science Buildings to serve its vocational and transitional studies programs. It was determined to be a poor expenditure of state funds for a number of reasons.

Do Nothing - If nothing is done the college will fall behind in its ability to serve the needs of its district in terms of providing employers with a workforce trained for high demand occupations and disadvantaged students with the opportunity to prepare for a college education.

The buildings continue to deteriorate and are unable to meet the needs of their programs. The welding lab had to be shut down for the fall 2017 quarter due to bad air quality. A qualified company will have to professionally clean the lab before students can return. The college has to work with students on an individual basis to ensure that grades, financial aid, and program completion are not affected by the lab closure. With respect to student safety in welding the problem is cumulative: unacceptable air quality, workstations that are too small to be safe for instruction, and bad foundations.

At worst, these buildings represent a significant life safety hazard due to their poor structural condition, the liquefiable soils on campus and the wood-frame structure of the Vocational Building. An earthquake or afire could render them permanently unusable. At that point the programs would have to be abandoned until a new building was constructed as an emergency measure. Significant state resources will need to be invested on deferred maintenance and repairs to keep the buildings operating at a minimal level which does not align with the needs of their high demand programs.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.** [See proposal section 2.5]

The project will support an additional 31 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?** [See proposal section 1.6]

The project is anticipated to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.** [See proposal section 2.2]

The project fulfills the goals of the college's Facility Master Plan. It is the college's first capital priority. It replaces aging, deficient, facilities by consolidating small existing buildings into a large facility to provide long term programmatic flexibility, improve operational efficiency and reduce maintenance costs. Co-locating programs allows programs to share resources such as active learning classrooms. Informal student study spaces create peer to peer engagement across multiple disciplines and make career pathways visible.

The facility will be in a highly visible location on axis with the campus pedestrian mall and immediately adjacent to the main campus entry, the Admissions Building and the Student Center Building. It will physically connect the college's vocational and preparatory programs with the rest of campus, improving access and giving students a sense of pride in their educational pursuits.

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## Description

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.)** [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.**[See proposal section 7.4.2]

The CVTS project will comply with state energy performance standards-in-progress. During the predesign, the team identified the most appropriate building systems to optimize energy performance within the allowable project budget, targeting an EUI benchmark range of 35-45 kBtu/ft2 for this holistic building type. Performance energy simulation modeling and continued EUI benchmarking will be performed in the design phase. The new CVTS facility is planned to implement high-performance building measures incongruence with LCC's greenhouse gas reduction plan.

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

This project supports current and future students with improved vocational and trade spaces and dedicated resources for Transitional Studies. It will allow LCC to expand enrollment in the fields of machining, manufacturing, welding and IT. These disciplines are in high demand by students historically underrepresented and who are seeking greater employment opportunities with higher salary possibilities.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

N/A

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

Trade and vocational studies are the backbone to our community college system. LCC has a strong tradition of offering education and training in the trades and seeks to build upon this with a new building that will enhance the size and technology of its classrooms and labs supporting vocational programs along with more flexible space for collaboration. The consequences of not doing the project will add more barriers for those have been traditionally excluded from these opportunities.

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

## Location

City: Longview

County: Cowlitz

Legislative District: 019

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2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

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Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

**Description**

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	48,594,000	1,401,000	30,000	1,775,000	45,388,000
	<b>Total</b>	<b>48,594,000</b>	<b>1,401,000</b>	<b>30,000</b>	<b>1,775,000</b>	<b>45,388,000</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	17,547	17,547	17,547	17,547	17,547
	<b>Total</b>	<b>17,547</b>	<b>17,547</b>	<b>17,547</b>	<b>17,547</b>	<b>17,547</b>

**Narrative**

1,899 net new square feet at \$9.24/Net-New-GSF/year starting at end of construction (July 2027). And FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000106	40000106
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Lower Columbia College
Project Name	The Center for Vocational and Transitional Studies
OFM Project Number	40000106

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	50,694	MACC per Gross Square Foot	\$682
Usable Square Feet	35,689	Escalated MACC per Gross Square Foot	\$725
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.07%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	8.10%	Location Used for Tax Rate	1600 Maple St Longview, WA 98632
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	to demolish A09213 (Science), A03581 (Vocational), A01344 (Physical Science)
Project Administered By	DES		

**Schedule**

Predesign Start	October-21	Predesign End	March-22
Design Start	April-22	Design End	June-25
Construction Start	July-25	Construction End	July-27
Construction Duration	24 Months		

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**Project Cost Summary**

Total Project	<b>\$45,890,172</b>	Total Project Escalated	<b>\$48,593,888</b>
		Rounded Escalated Total	<b>\$48,594,000</b>



Amount funded in Prior Biennia

\$3,206,000

**Amount in current Biennium**

**\$45,388,000**

Next Biennium

\$0

Out Years

\$0

**Acquisition**

<b>Acquisition Subtotal</b>	<b>\$0</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$0</b>
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**Consultant Services**

Pre-design Services	\$220,836		
Design Phase Services	\$1,771,357		
Extra Services	\$1,249,672		
Other Services	\$1,251,353		
Design Services Contingency	\$224,661		
<b>Consultant Services Subtotal</b>	<b>\$4,717,879</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$4,822,087</b>

**Construction**

Maximum Allowable Construction Cost (MACC)	\$34,581,856	Maximum Allowable Construction Cost (MACC) Escalated	\$36,760,601
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,729,093		\$1,851,167
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,941,242	Sales Tax Escalated	\$3,127,612
<b>Construction Subtotal</b>	<b>\$39,252,191</b>	<b>Construction Subtotal Escalated</b>	<b>\$41,739,380</b>

**Equipment**

Equipment	\$1,387,036		
Sales Tax	\$112,350		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$1,499,386</b>	<b>Equipment Subtotal Escalated</b>	<b>\$1,605,243</b>

**Artwork**

<b>Artwork Subtotal</b>	<b>\$241,761</b>	<b>Artwork Subtotal Escalated</b>	<b>\$241,761</b>
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**Agency Project Administration**

Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

**Other Costs**

<b>Other Costs Subtotal</b>	<b>\$178,956</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$185,417</b>
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### Project Cost Estimate

Total Project

**\$45,890,172**

Total Project Escalated

**\$48,593,888**

Rounded Escalated Total

**\$48,594,000**

## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0		\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$4,822,087	\$3,012,053	\$1,810,034		\$0
<b>Construction</b>					
Construction Subtotal	\$41,739,380		\$41,739,380		\$0
<b>Equipment</b>					
Equipment Subtotal	\$1,605,243		\$1,605,243		\$0
<b>Artwork</b>					
Artwork Subtotal	\$241,761	\$20,184	\$221,577		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$0		\$0		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$185,417	\$174,061	\$11,356		\$0
<b>Project Cost Estimate</b>					
Total Project	<b>\$48,593,888</b>	<b>\$3,206,298</b>	<b>\$45,387,590</b>	<b>\$0</b>	<b>\$0</b>
	<b>\$48,594,000</b>	<b>\$3,206,000</b>	<b>\$45,388,000</b>	<b>\$0</b>	<b>\$0</b>
Percentage requested as a new appropriation			<b>93%</b>		

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

Funding in this request will be used for the construction phase of the project.

*Insert Row Here*

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

Pre-design is complete and the project is in the final design phases awaiting construction funding.

*Insert Row Here*

**What is planned with a future appropriation?**

No further appropriations are necessary once the construction phase is fully funded.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study	\$220,836				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$220,836</b>		<b>1.0000</b>	<b>\$220,836</b>	Escalated to Design Start
<b>2) Construction Documents</b>					
<b>A/E Basic Design Services</b>	\$1,771,357				69% of A/E Basic Services
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,771,357</b>		<b>1.0000</b>	<b>\$1,771,358</b>	Escalated to Mid-Design
<b>3) Extra Services</b>					
Civil Design (Above Basic Svcs)	\$181,404				
Geotechnical Investigation	\$40,312				
Commissioning	\$30,234				
Site Survey	\$40,312				
Testing					
LEED Services	\$100,780				
Voice/Data Consultant	\$35,273				
Value Engineering	\$50,390				
Constructability Review	\$50,390				
Environmental Mitigation (EIS)					
Landscape Consultant	\$75,585				
Other					
Document Reproduction during design	\$5,039				
Acoustical Consultant	\$30,234				
Hazardous Materials Consultant	\$50,390				
VE Participation of Design Team	\$40,312				
Constructability Review Participation of Design Team	\$40,312				
Document repro for VE and CR	\$5,039				
CTE Lab Planning Consultant	\$125,975				
Roof & Envelope Consultant	\$20,156				
Audio/Visual, & CATV Consultant	\$35,273				
Stormwater Report (SWPP, NOI), & Permitting	\$20,156				
Energy Conservation Report (ELCCA)	\$25,195				
Interior Design Consultant	\$25,195				
Art Work Design Coordination	\$5,039				
Energy Modeling	\$10,078				
Signage Consultant	\$25,195				

Executive Order 13-03 (LCCA) for predesign and design	\$25,195			
SEPA Services	\$15,117			
PV Solar Array Design	\$10,078			
FF&E Coordination	\$10,078			
CTE Lab Equipment Selection/Procurement Coordination	\$40,312			
Specialized MEP System Design for CTE Lab Areas	\$60,468			
Special Renderings and Presentations	\$20,156			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,249,672</b>	<b>1.0000</b>	<b>\$1,249,672</b>	Escalated to Mid-Design

**4) Other Services**

<b>Bid/Construction/Closeout</b>	\$795,827			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Post bid Commissioning and Training, and A/E Participation	\$100,780			
As-Built Documentation	\$40,312			
Construction Observation	\$100,780			
Roof/Envelope Inspection	\$20,156			
Advertising	\$2,016			
Geotechnical Construction Services	\$30,234			
Building Envelope (WAB) Testing	\$20,156			
Haz Mat Monitoring and Inspections	\$20,156			
Document Reproduction for base bid and construction	\$10,078			
Executive Order 13-03 (LCCA) after construction	\$10,078			
Construction Inspection and Materials Testing	\$100,780			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,251,353</b>	<b>1.0706</b>	<b>\$1,339,699</b>	Escalated to Mid-Const.

**5) Design Services Contingency**

Design Services Contingency	\$224,661			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$224,661</b>	<b>1.0706</b>	<b>\$240,522</b>	Escalated to Mid-Const.

<b>CONSULTANT SERVICES TOTAL</b>	<b>\$4,717,879</b>		<b>\$4,822,087</b>	
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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$991,686			
G20 - Site Improvements	\$1,288,416			
G30 - Site Mechanical Utilities	\$400,386			
G40 - Site Electrical Utilities	\$653,940			
G60 - Other Site Construction	\$0			
Demolition	\$1,124,301			
City Water Main Replacement	\$1,685,912			
Phasing Premium	\$122,893			
General Conditions	\$430,125			
Contractor's Overhead and Profit	\$630,187			
Subcontractor bonds 1%	\$287,656			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$7,615,502</b>	<b>1.0361</b>	<b>\$7,890,422</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0361</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$2,108,159			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$3,981,758			
B20 - Exterior Closure	\$3,888,054			
B30 - Roofing	\$1,002,564			
C10 - Interior Construction	\$1,484,393			
C20 - Stairs	\$174,384			
C30 - Interior Finishes	\$1,250,520			
D10 - Conveying	\$196,182			
D20 - Plumbing Systems	\$869,328			
D30 - HVAC Systems	\$3,861,278			
D40 - Fire Protection Systems	\$331,508			
D50 - Electrical Systems	\$4,063,267			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$1,646,895			
Other Direct Cost				
E10 - Equipment	\$210,746			

E20 - Fixed Furnishings	\$104,931		
Bond, Insurance, B&O Tax	\$755,219		
Contractor's Overhead and Profit	\$1,037,168		
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$26,966,354</b>	<b>1.0706</b>	<b>\$28,870,179</b>

**4) Maximum Allowable Construction Cost**

<b>MACC Sub TOTAL</b>	<b>\$34,581,856</b>	<b>\$36,760,601</b>
	\$682	\$725 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders	\$1,729,093		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$1,729,093</b>	<b>1.0706</b>	<b>\$1,851,167</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0706</b>	<b>\$0</b>

**9) Sales Tax**

<b>Sub TOTAL</b>	<b>\$2,941,242</b>	<b>\$3,127,612</b>
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<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$39,252,191</b>	<b>\$41,739,380</b>
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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$788,707				
E20 - Furnishings	\$598,329				
F10 - Special Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,387,036</b>		<b>1.0706</b>	<b>\$1,484,961</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0706</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$112,350</b>			<b>\$120,282</b>	
<b>EQUIPMENT TOTAL</b>					
	<b>\$1,499,386</b>			<b>\$1,605,243</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$241,761				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$241,761</b>		<b>NA</b>	<b>\$241,761</b>	

Green cells must be filled in by user

## Cost Estimate Details

### Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$0</b>		<b>1.0706</b>	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Other					
LEED Registration / Certification fees	\$4,895				
	\$0				
Permit Review Fees	\$174,061				
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$178,956</b>		<b>1.0361</b>	<b>\$185,417</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

The City of Longview notified LCC on May 22, 2023 that it will require LCC to to replace/reroute the existing watermain with a new water main in the 15th Avenue.

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Lower Columbia College: Center for Vocational and Transitional Studies

**OFM project number:** 40000106      **Legislative district(s):** 19

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Predesign to OFM</b>	<b>Const.-phase funding request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>March 2022</i>	September 2024
Machine Trades	Machine Trades		
Manufacturing	Manufacturing	No changes	No changes
Welding	Welding		
Information Technology	Information Technology		
Transitional Studies	Transitional Studies		

The Center for Vocational & Transitional Studies at Lower Columbia College (LCC) is critical to improving the economic future of current and future students, as well as their families. The project will replace cramped and substandard learning environments for our Machining, Manufacturing, Welding, and Information Technologies programs. Graduates of these programs enter high demand jobs within our economic community.

There are three factors which are contributing to increased cost estimates above OFM's escalation amounts. They are: the City of Longview's requirement to relocate their 20-inch water main that runs through the Lower Columbia College campus, the impact that this requirement had on easements running through campus and the size of the building, and construction cost increases since 2018 due to inflation.

**20-inch Water Main:** On May 22, 2023, the City of Longview notified LCC that it was requiring LCC to relocate the 20-inch water main that runs through campus. Prior to this notification, the City required strict mitigation practices during projects that came close to the easement for the water main. The cost estimate provided by the City for relocating the water main is \$3.3 MM. The majority of the increased cost estimate is due to this new requirement.

**20-inch Water Main Impact on Easement:** Not having the building constrained by the easement for the 20-inch watermain allowed us to adjust the size of the Machine Shop back to the original size in the project request. This adjustment of 12 feet, contributed to an increase of approximately \$405,000 to the cost estimate from the prior cost estimate submitted in the predesign.

**Inflation:** As everyone is aware, the OFM escalation rate has not kept up with the actual inflation rate during the time period that our project has been on the SBCTC capital request list. This has amounted to cost estimate changes above OFM's escalation rate in nearly every estimate line item for construction direct hard costs provided in our cost estimate updated on June 20, 2024.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:44PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

## Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 11

### Project Summary

The project will replace a 37,170 gross square feet (GSF) building with a new 58,668 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Columbia Basin College (CBC) serves over 70,000 students in south-central Washington. For more than a decade, renovating or replacing the Performing Arts Center (P Building) has been the College's number one Facility Master Plan priority. For twenty years, the College has debated whether to renovate or replace the facility. Following detailed research into the construction of the building, and several cost estimating exercises for renovation, it has been determined that the most cost-effective solution is to replace the P Building.

By design, the P Building contains inadequacies that degrade the facility's function and make it inappropriate for instruction. The nature of its unique monolithic concrete structure makes renovation both monetarily and functionally prohibitive. Program spaces are inappropriately sized and insufficient. Almost 20% of the Art classes cannot be held in the building and are forced to be conducted elsewhere on campus where we struggle to provide an adequate learning environment. Classrooms are small, daylighting is poor, and dedicated storage space is non-existent. Some required spaces, such as performance and practice rooms, are not adequately provided for. Circulation within the building is awkward, confusing, and in certain areas, unsafe. The building is highly inefficient, with almost half the gross area utilized for building support and circulation. Instruction and student success is significantly hampered. There is no common space for faculty, with many of the faculty needing to be housed in separate buildings across campus, and student informal learning.

Students of today need access to facilities that deliver a modern and connected education. The P Building isolates programs and prohibits modern pedagogy. According to a recent article, "The Top Skills Career-Minded Students Need in Today's Digital Workforce", employers require incoming employees to think both critically and creatively to develop innovative solutions to problems. Doing so allows businesses to question what works, develop new ideas, and push beyond the status quo. Students of the arts are especially adept at thinking creatively, making them the ideal employees for businesses looking towards an innovative future. Similarly, because of the severe limited options in renovating the building, there is no effective way to bring additional technology, such as computer labs, into the space. This is leading to a lack of synergy between the physical arts, digital art, graphic design and digital design.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace a 37,170 gross square feet (GSF) building with a new 58,668 GSF Facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The project addresses the Visual Arts, Performing Arts (Theater and Music), Multimedia, and Innovation Center programs. The facility will allow for program flexibility, adaptability, multiuse, collaboration, as well as interdisciplinary learning.

In addition to the students majoring in the arts, all students at CBC earning an AA must earn 15 credits in humanities, many of which would be in art, music and theater. This building will house classes that most students at CBC need to take. The humanities classes offered in art music and theater require specific equipment and spaces that are the same as the performance classes.



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:44PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

## Description

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

We have looked at three alternatives to overcoming the existing challenges of the P Building. These alternatives include:

Replace and Demolish Existing Building (Preferred Option) - Exploration of methods of renovating the existing facility have been discouraging, financially and from an operational standpoint. The existing facility is only 65% of the required size needed to adequately serve the Programs. This would necessitate an addition to the building, which would be a difficult endeavor. With those things in mind, the College feels that a full replacement of the facility is the preferred option to be funded, making the best argument from financial and educational perspectives. A subset for a Replacement project would be to fully replace the P Building, yet attempt to preserve the existing structure through a third party who would take control of the building. The Washington Trust for Historic Preservation (WTHP) was contacted in this regard. The WTHP was interested in the building being preserved due to historical architectural significance. However, the WTHP is not able to purchase or control the building, as they are primarily a facilitator for such activities, and do not have resources to acquire real estate for preservation. This alternative should remain pursued with continued communication with WTHP as funding for the project and the design stages emerge in the future.

This direction would reduce the cost of demolition for the project, however, it would increase utilities and general site construction costs. It also creates a situation of third-party control of a facility within the campus boundaries.

Renovation and Addition - Renovation is not a cost-effective option. Not only are the exterior walls poured in place concrete, but all the interior walls and floors are concrete. To make the matter more difficult, the interior spaces are not an orthogonal geometry, but comprised of a series of angles, horizontally and vertically, making the spaces quite complex. As the building is truly monolithic, removing walls would require additional main structural support elsewhere, heavily increasing the cost of construction. Mechanical and electrical systems are cast into the concrete, making renovation impossible. There is inadequate interstitial space or vertical circulation, making the addition of new systems extremely difficult. It creates a large, complicated, and cost prohibitive engineering solution. It is the main reason that this building has had no substantial renovation in 47 years.

Do Nothing - If no action is taken, the P Building will continue to degrade and will continue to offer deficient instructional space. It will continue to act as a safety risk to those who utilize the space. Space will continue to be off limits to disabled faculty members and students who wish to reach the inaccessible faculty offices on the third floor. The building is not large enough and not efficient enough to house the needs of the programs within, and classes will increasingly need to be taught in other areas of the campus. Musical performances will continue to be held at local high schools. It is likely that participation in the Arts programs will decrease due to the many deficiencies in the building.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 11.5 full-time-equivalent students annually.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is anticipated to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The Facility Master Plan identifies replacement of the P Building as its number one campus priority. The building's life expectancy was deemed less than five years when the master plan was written in 2012. In 2023, the Facility Master Plan was

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:44PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

## Description

updated. In 2023, replacing the P Building remains the College's number one capital priority.

During the 2023 Master Plan effort, emphasis was placed on a buildings condition and on a buildings ability to further the College's Core Values of:

- Student Learning
- Culture of Excellence
- Diversity, Equity, and Inclusion
- Sustainability
- Well being

The 2023 Facility Master Plan confirmed replacing the P Building as its number one priority. Replacing this facility will assist the college in strengthening all its core values and in meeting all its facility master plan goals.

*Facility Master Plan Goal 1: Provide a safe, secure, accessible, and easily understood campus –*

The current building is severely deficient in safety, security, and accessibility. It has numerous dark corners, lack of lighting, and lack of accessibility. The new building will create increased connectivity with the rest of campus, utilize 21st-century lighting, be accessible friendly, and provide an inviting rather than ominous presence, as is the current condition.

*Facility Master Plan Goal 2: Create student-centered flexible, and adaptable environments that enhance instruction and learning –*

The replacement project will provide modular and interactive space for staff and students, allowing adaptation to changing Arts related technologies. Classrooms and labs will be designed to allow for multi-use, flexibility, and collaboration. Spaces for music and theater will have improved acoustics and technology. Additionally, the new project will house expanded gallery and art studio space. New spaces will be formed that allow for various sizes of informal learning and collaboration.

*Facility Master Plan Goal 3: Increase partnerships and funding –*

The new Arts Center will be a gathering place for concerts, performances, gallery art experiences, industry-specific training opportunities and other events. Showcasing student work will also be a critical function of the Arts Center. The new building will increase community and business engagement on campus, along with greater collaboration with all levels of education. The availability of flexible spaces will provide opportunities for greater connectivity to the surrounding community and increased student engagement within the arts.

*Facility Master Plan Goal 4: Align with and support CBC's Strategic Plan -*

The new Performing Arts Center will meet all of CBC's core values and further the College's Strategic Plan. It will increase student learning, provide space for celebrating and displaying excellence, provide equity by being inclusive, and promote wellbeing for students, staff and faculty through sustainable design strategies that include views, natural daylighting, and high indoor air quality.

*Facility Master Plan Goal 5: Surpass all sustainability measures –*

The College strives to provide a campus that meets the needs of the present without compromising the ability of future generations to meet their own needs. The project will maximize solar opportunities, provide energy efficiency above the baseline, reduce interior and exterior water usage, minimize maintenance and operation expenses, and utilize natural daylighting. Sub-metering will be enabled to monitor and report sustainability efforts. Sustainability charrettes will be held at the earliest stages of design to customize the project to the College's priorities.

Additionally, the project furthers statewide goals by providing instruction space for the development of a well-educated, skilled, and innovative workforce. The facility will provide students with access to the newest technologies and instruction methods. As art continues to embed itself into STEM education the space provided will be able to flex and adapt to offer the college a more project based, collaborative, cross-curriculum education methodology.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:44PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

## Description

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking. [See proposal section 7.4.2]**

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Solar water heating
- b) Above code HVAC system efficiency
- c) Continue using integrations with room scheduling system so rooms are only heated and cooled when in used) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- j) Increase transportation choices – drive, walk, bike, or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Columbia Basin serves several counties in the southeast portion of Washington State enrolling students mostly from Franklin, Benton and Adams counties. The current demographics of the college is 57% non-white or student of color with 49% of the student body being of Hispanic/Latino descent. This project is replacing an aging performing arts center with a more accessible and efficient building allowing for more student participation in the performing arts from underrepresented groups both within the college and from within the Franklin County community.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

No

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

The current P Building is non-compliant with ADA standards in two areas: mobility throughout the building; and usability within the building. The existing structure is all monolithic concrete and has no insulation.

Mobility –Several areas of the P Building are completely inaccessible including, but not limited to: The basement; 100% of the restrooms on the first floor; the intermediate & second floors of the administrative portion of the building; the intermediate floor of the fine arts portion of the building; the ticket boot; the band room; 100% of the rest rooms on the intermediate floor;

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:44PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

**Description**

and the control room. The vocal room on the second floor has limited accessibility; except for the balcony, the theatre is completely inaccessible. Finally, 100% of the stairs through the building are of non-compliant design in accordance with ADA standards.

Usability –Because mobility is limited through the P Building, several usability issues arise through the building including, but not limited to: 100% of the rest rooms through the building are inaccessible either because the doors are too narrow or the fixtures are too high; all areas of the performing arts, fine arts, and administration portion of the building are not useable because they are inaccessible beyond the first floor (while there are elevators in 2 locations, the split levels of each floor and the dependence upon stairs makes each level inaccessible); and all guards at stairs and bridges are too short (an IBC violation), thus making every handrail throughout the building non-compliant.

Structure - The building is constructed entirely out of monolithic concrete, so any renovations, outside cosmetic, would require mass amounts of saw cutting, bracing, and reinforcing walls and floor/ceiling assemblies. Existing structures will not comply with current seismic or wind loads, so additional reinforcing and lateral bracing will be required. The combination of renovating and upgrading to current codes would be extremely expensive, and basically require a large majority of the building to be removed and replaced.

If the building is to be renovated/enlarged, as a minimum to bring up to current codes, the following items will need to be remedied:

- Mobility and Usability – Due to the numerous floor elevations and access issues there is no efficient way to make the existing facility meet accessibility codes.
- Energy Efficiency – Due to the facility being constructed entirely out of monolithic concrete it would be extremely expensive to retrofit the envelope.
- Seismic and Wind – The building would require additional lateral bracing to come up to life-safety requirements. If the building is modified in function, most of the structure would need to be replaced.

The cost to renovate and improve the existing facility would be extremely costly and exceed the cost of new construction. No improvements or alterations can be done to this facility to meet accessibility requirements, so if renovated the building would still have no code compliant accessibility to eighty percent of the building.

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Pasco

County: Franklin

Legislative District: 016

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:44PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

**Description**

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	54,868,000				54,868,000
	<b>Total</b>	<b>54,868,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>54,868,000</b>

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	0.8	1.6	1.6	1.6	1.6
001-1	General Fund-State	99,321	198,642	198,642	198,642	198,642
	<b>Total</b>	<b>99,321</b>	<b>198,642</b>	<b>198,642</b>	<b>198,642</b>	<b>198,642</b>

**Narrative**

21,498 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Jan 2028). And, FTE equals the operating cost divided by \$125,000

## Capital Project Request

2025-27 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000108	40000108
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Columbia Basin College
Project Name	Performing Arts Building Replacement
OFM Project Number	40000108

Contact Information	
Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

Statistics			
Gross Square Feet	58,668	MACC per Gross Square Foot	\$548
Usable Square Feet	42,924	Escalated MACC per Gross Square Foot	\$597
Alt Gross Unit of Measure			
Space Efficiency	73.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.16%
Remodel	No	Projected Life of Asset (Years)	50
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	8.90%	Location Used for Tax Rate	2600 N 20th Ave Pasco, WA 99301
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	to demolish A08055 (P Building)
Project Administered By	DES		

Schedule			
Predesign Start	July-25	Predesign End	February-26
Design Start	March-26	Design End	January-28
Construction Start	March-26	Construction End	January-28
Construction Duration	22 Months		

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Project Cost Summary			
Total Project	\$50,384,379	Total Project Escalated	\$54,868,423
		Rounded Escalated Total	\$54,868,000
Amount funded in Prior Biennia			\$0
<b>Amount in current Biennium</b>			<b>\$54,868,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$340,881		
Design Phase Services	\$1,667,522		
Extra Services	\$1,554,500		
Other Services	\$1,574,176		
Design Services Contingency	\$256,854		
<b>Consultant Services Subtotal</b>	<b>\$5,393,933</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$5,875,356</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$32,145,493	Maximum Allowable Construction Cost (MACC) Escalated	\$35,011,132
DB-Progressive Risk Contingencies	\$0		
DB-Progressive Management	\$0		
Owner Construction Contingency	\$1,607,275		\$1,754,019
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,004,045	Sales Tax Escalated	\$3,272,152
<b>Construction Subtotal</b>	<b>\$36,756,813</b>	<b>Construction Subtotal Escalated</b>	<b>\$40,037,303</b>

Equipment			
Equipment	\$7,177,460		
Sales Tax	\$638,794		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$7,816,254</b>	<b>Equipment Subtotal Escalated</b>	<b>\$8,529,879</b>

Artwork			
Artwork Subtotal	\$272,977	Artwork Subtotal Escalated	\$272,977

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

Other Costs			
Other Costs Subtotal	\$144,402	Other Costs Subtotal Escalated	\$152,908

Project Cost Estimate			
Total Project	<b>\$50,384,379</b>	Total Project Escalated	<b>\$54,868,423</b>
		Rounded Escalated Total	<b>\$54,868,000</b>



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0	\$0	\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$5,875,356	\$0	\$5,875,356		\$0
<b>Construction</b>					
Construction Subtotal	\$40,037,303	\$0	\$40,037,303		\$0
<b>Equipment</b>					
Equipment Subtotal	\$8,529,879	\$0	\$8,529,879		\$0
<b>Artwork</b>					
Artwork Subtotal	\$272,977	\$0	\$272,977		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$0	\$0	\$0		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$152,908	\$0	\$152,908		\$0
<b>Project Cost Estimate</b>					
Total Project	\$54,868,423	\$0	\$54,868,423	\$0	\$0
	\$54,868,000	\$0	\$54,868,000	\$0	\$0
Percentage requested as a new appropriation			100%		

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

This request will fund all phases of the project, from predesign through construction.

*Insert Row Here*

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

This project has not received a prior appropriation.

*Insert Row Here*

**What is planned with a future appropriation?**

If this project is funded as requested, there will be no additional funding requests for this project.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study	\$312,000				
Mitigation Planning DAHP	\$28,881				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$340,881</b>		<b>1.0589</b>	<b>\$360,959</b>	Escalated to Design Start
<b>2) Construction Documents</b>					
<b>A/E Basic Design Services</b>	\$1,667,522				69% of A/E Basic Services
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,667,522</b>		<b>1.0913</b>	<b>\$1,819,767</b>	Escalated to Mid-Design
<b>3) Extra Services</b>					
Civil Design (Above Basic Svcs)	\$65,000				
Geotechnical Investigation	\$24,000				
Commissioning	\$18,000				
Site Survey	\$15,000				
Testing	\$32,000				
LEED Services	\$158,000				
Voice/Data Consultant	\$24,000				
Value Engineering	\$75,000				
Constructability Review	\$104,000				
Environmental Mitigation (EIS)					
Landscape Consultant	\$55,000				
Renderings/Presentations	\$35,000				
Acoustical Consultant	\$26,500				
Cost Consultant	\$45,000				
Lighting and A/V Consultant	\$115,000				
Theatre Design Consultant	\$125,000				
Energy Conservation Model (ELCCA)	\$60,000				
Interior Design	\$22,000				
Equipment Specification/Coordination	\$340,000				
Conditional Use/Ecology/SEPA	\$35,000				
Record/Conformed Set	\$55,000				
Elevator Consulting	\$6,500				
HW/Security Consulting	\$9,500				
Enhanced Commissioning	\$110,000				
<b>Sub TOTAL</b>	<b>\$1,554,500</b>		<b>1.0913</b>	<b>\$1,696,426</b>	Escalated to Mid-Design

<b>4) Other Services</b>			
Bid/Construction/Closeout	\$749,176		31% of A/E Basic Services
HVAC Balancing	\$65,000		
Staffing			
Permitting	\$450,000		
Commissioning	\$85,000		
Testing	\$145,000		
Equipment Coordination	\$80,000		
<b>Sub TOTAL</b>	<b>\$1,574,176</b>	<b>1.0913</b>	<b>\$1,717,899</b> Escalated to Mid-Const.
<b>5) Design Services Contingency</b>			
Design Services Contingency	\$256,854		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$256,854</b>	<b>1.0913</b>	<b>\$280,305</b> Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$5,393,933</b>		<b>\$5,875,356</b>

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$475,132				
G20 - Site Improvements	\$784,471				
G30 - Site Mechanical Utilities	\$525,664				
G40 - Site Electrical Utilities	\$250,860				
G60 - Other Site Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,036,127</b>		<b>1.0589</b>	<b>\$2,156,056</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention	\$101,092				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$101,092</b>		<b>1.0589</b>	<b>\$107,047</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$854,577				
A20 - Basement Construction					
B10 - Superstructure	\$2,683,899				
B20 - Exterior Closure	\$3,667,549				
B30 - Roofing	\$845,673				
C10 - Interior Construction	\$4,116,200				
C20 - Stairs	\$289,311				
C30 - Interior Finishes	\$2,376,787				
D10 - Conveying	\$178,038				
D20 - Plumbing Systems	\$1,468,800				
D30 - HVAC Systems	\$4,642,296				
D40 - Fire Protection Systems	\$721,049				
D50 - Electrical Systems	\$5,029,525				
F10 - Special Construction					
F20 - Selective Demolition	\$1,466,370				
General Conditions	\$1,668,200				
Other Direct Cost					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$30,008,274</b>		<b>1.0913</b>	<b>\$32,748,029</b>	
<b>4) Maximum Allowable Construction Cost</b>					
<b>MACC Sub TOTAL</b>	<b>\$32,145,493</b>			<b>\$35,011,132</b>	
	\$548			\$597 per GSF	

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**7) Owner Construction Contingency**

Allowance for Change Orders	\$1,607,275		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$1,607,275</b>	<b>1.0913</b>	<b>\$1,754,019</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0913</b>	<b>\$0</b>

**9) Sales Tax**

<b>Sub TOTAL</b>	<b>\$3,004,045</b>		<b>\$3,272,152</b>
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<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$36,756,813</b>		<b>\$40,037,303</b>
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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
A/V Systems and Equipment	\$770,580				
Theatre Stage Equipment	\$5,800,280				
Art & Music Equipment	\$606,600				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$7,177,460</b>		<b>1.0913</b>	<b>\$7,832,763</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0913</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$638,794</b>			<b>\$697,116</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$7,816,254</b>			<b>\$8,529,879</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$272,977				
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$272,977</b>		<b>NA</b>	<b>\$272,977</b>	

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## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$0</b>		<b>1.0913</b>	<b>\$0</b>	

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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	\$144,402				
Other					
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$144,402</b>		<b>1.0589</b>	<b>\$152,908</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

<i>Insert Row Here</i>

**Tab B. Consultant Services**

<i>Insert Row Here</i>

**Tab C. Construction Contracts**

<i>Insert Row Here</i>

**Tab D. Equipment**

<i>Insert Row Here</i>

**Tab E. Artwork**

<i>Insert Row Here</i>

**Tab F. Project Management**

<i>Insert Row Here</i>

**Tab G. Other Costs**

<i>Insert Row Here</i>

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Columbia Basin College – Performing Arts Building Replacement

**OFM project number:** 40000108      **Legislative district(s):** 8, 16

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-Build funding request</b>	<b>Predesign to OFM</b>	<b>Construction-phase allotment</b>
<i>December 2017</i>	<i>September 2024</i>	<i>TBD</i>	<i>TBD</i>
Visual Arts	Visual Arts		
Performing Arts	Performing Arts		
Music	Music		
Multimedia	Multimedia		
Innovation Center	Innovation Center		

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:55PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

## Description

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 16

### Project Summary

Replace a 11,558 gross square feet (GSF) building with a new 21,500 GSF facility on the Bellingham campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Bellingham Technical College (BTC) faces several critical challenges based on its need for updated, technology-rich learning environments, particularly for its Engineering Technology programs located in Building J. BTC's Engineering Technology programs are in high demand by students and by local and regional business/industry. The college provides pathways from entry-level engineering technology occupations to engineering and managerial positions requiring baccalaureate and Master's degree preparation. Demand for these pathways has grown substantially and the technology and space needed in these labs and classrooms has changed since Building J was built in 1977.

The 48-year-old Building J is undersized for current and projected needs of BTC's Engineering programs. The disconnected and isolated layout of learning spaces combined with a lack of technology infrastructure required to support technology-intensive programs negatively impacts program effectiveness and student success. This well-worn building is incapable of supporting current programs and makes program growth impossible. Building J is obsolete and needs replacement based on the following issues:

The current one-story building lacks appropriate circulation for life-safety requirements and effective instructional space. The original roof assemblies with R-19 insulation and wall assemblies with R-11 insulation make the building energy inefficient and costly to operate. The building is constructed of steel columns supporting glue-laminated wood beams and wood trusses. Exterior walls are wood framed with non-load bearing, unreinforced masonry veneer cladding and provide limited seismic resistance. Without significant modernization, this structure will continue to be energy-inefficient, seismic deficient and remain unable to support current and future program needs. Also, recent adoption of the 2021 International Building Code (IBC) has impacted design and energy compliance with construction projects.

Methods of teaching and learning have changed since the construction of Building J. Drafting is no longer a pencil and paper effort. Sophisticated computerized systems are now the basis for every component of modern engineering, mapping, and related technological support. The programs in Building J have 'made-do', but lack of technology integration (with adaptable electrical and data infrastructure in the learning environment) compromises student learning experiences and impairs teaching effectiveness. If not remedied, these problems will significantly erode the workforce relevance of the college's Engineering Technology programs.

Building J no longer fits all the engineering related programs due to its size. The Composites program is currently housed off campus in leased space, which negatively impacts the program and students. Synergies with the other engineering programs and guided pathway aligned programs are lost because of the physical isolation of the program. Based on student and faculty input, this harms the programs student retention and opportunities for those students. Additionally, the Operations Management Baccalaureate Program is currently offered as an online only program due in part to physical space limitations in the existing Building J.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace an 11,558 gross square feet (GSF) building with a new 21,500 GSF facility on the Bellingham

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## Description

campus.

### 3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The proposed solution is to replace the existing one-story, 11,558-sf, 48-year-old Building J with a new two-story, 21,500-sf Engineering Technology Center at the same location. This new facility will address critical facility needs in an effective and cost-efficient manner.

The creation of six flexible engineering labs in the new building will remedy shortfalls in program space and learning support, while also enabling BTC to enhance program flexibility and development. These labs will be proportioned and outfitted for varied furnishing and equipment layouts; scalable class sizes; accommodation of multiple programs; and flexible IT infrastructure to support current and emerging instructional technologies. Three general-purpose classrooms will be sized and fixtured to accommodate variable class sizes, flexible IT infrastructure, and instructional media to allow the use of various instructional methods and content. Additional, informal, student focused support spaces will be equipped with classroom technology to foster small seminars, tutoring, and learning activities that occur beyond the walls of the classrooms and labs. Replacing Building J with a modern Engineering Technology Center will answer infrastructure and system needs and ensure BTC's compliance with accessibility, health, safety, and current code standards.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

There are no other facilities available on the BTC campus capable of supporting the whole, necessary Engineering Technology programs. This conclusion is supported by the options studied below.

#### Option 1 -Marine Drive Annex (remote)

The College owns the Marine Drive Annex (MDA), a remote older building and site, and investigated whether this site could support the Engineering Technology programs. The structure is nearby but not directly adjacent to the campus (Attachment 6.7, Campus Map) and is separated by a large ravine and municipal park. The former one-story, 5,500-s.f. shipping terminal/warehouse is now used for storage for the College. The current FCS score of this facility is 507 and analysis reveals the existing structure would not easily support Engineering Technology program needs.

The structure would need to be replaced by new construction. The existing MDA site is large enough to support the building program and associated parking but does not have adequate site infrastructure nor adequate utilities. Initial analysis of costs indicated that renovation would require more expensive project development. This factor, combined with non-alignment with the Facility Master Plan, led the College to focus on other options.

#### Option 2 -Renovate Portions of Building B (on-site)

The College explored if a partial remodel of Building B ("Vocational Arts" use) would work. Building B is a one-story, 31,149-s.f. structure, with 2001 renovations, and has an FCS score of 342. Complexities would arise from locating the Engineering Technology program here, as the building already houses growing programs and is one of the more heavily scheduled facilities on campus. Displacement of these Building B programs could not be supported in other campus labs. The College rejected this option as it would undermine other instructional programs and students

#### Option 3 -Smaller Replacement Program at Building J Site

A one-story, 15,180 SF plan of six labs, two classrooms and smaller support spaces was developed for the existing Building J location. This study option generated an undersized program with inadequate classroom and seminar space. Several labs were also compromised by being undersized. Project costs for this project were estimated only slightly less than the full project cost, despite meeting fewer expectations and exceeding the state cost projections per square foot.

In this scenario, the Composites Program would have to remain in off-campus leased space which increases annual operating costs and negatively impacts students in the Composites program and other students in other engineering

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:55PM

Project Number: 4000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

## Description

pathways interested in adding composites to their learning. With similar infrastructure scope as the proposed scheme, it was found to be more than estimated State cost projections.

### Consequences of Doing Nothing

The need to address inadequate space and resulting operational impacts to the program are considered critical. If the project does not proceed, the educational goals and outcomes of the targeted programs will be limited or unachievable. The College's critical Engineering Technology programs will continue to suffer from a lack of flexible applied technology classroom and labs and ineffective classroom configurations will remain. Engineering Technology labs will not be able to adequately train students in advanced materials technology or non-destructive testing. It will be impossible to respond to increased program demand or effectively develop and offer new programs. The condition of the existing building will worsen, and instructional technology levels will continue to deteriorate.

Doing nothing will inhibit the College's ability to accommodate growth and will not address the 2020 Facilities Master Plan (FMP). Leaving Building J "as-is" will negatively impact the ability of students, faculty and staff to operate in an effective learning and work environment. Inadequate and inefficient conditions will continue. Crucial Engineering Technology programs will remain housed in deteriorating and inflexible facilities.

### **5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The current J Building supports 158 full-time-equivalent students as of 2023. The replacement building project will support an additional 128 FTE.

### **6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

### **7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The proposed replacement of Building J is directly tied to BTC's Strategic Plan and the Facility Master Plan (FMP) goals:

- The Engineering Technology Center is identified in the first sequence of proposed campus development and is the college's highest priority for resolving current and future capacity issues and providing technology-rich instructional labs and classrooms.
- The Engineering Technology Center will meet the primary planning goal of the FMP, which is to "provide a physical environment that addresses the academic and technical skills learning environment by replacing the existing inadequate facilities with multistory buildings." By committing to sustainable design practices, reducing consumption, and serving as an educational model for energy conservation techniques, the Engineering Technology Center will also accomplish the FMP goal of embracing "sustainable building design, recognizing its benefit to long-term maintenance and operations of facilities and the global environment."

### **8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### **9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:55PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

## Description

working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

In 2024 BTC joined employees of Western Washington University and other community partners create a feasibility study for geothermal technology as an alternative energy source for heating and cooling of the Building J replacement project and potentially other new and existing buildings in the area. The concept is based on a proposal to drill into coal mines located approximately 1,000 feet below the College and a large portion of the surrounding neighborhood. Based on reports from coalmine operations up to its closure in the 1950's, the expectation is the mines are flooded by ground water creating a stable media for water-to-air heat pump style heating and cooling. This type of geothermal energy is expected to be dramatically lower cost per square foot, renewable, nearly endless and would significantly reduce the carbon footprint as compared to conventional heating and cooling. The community partnership is working on financing options for the drilling of a test well to verify water availability, flow rates, water quality, and water temperature. Upon positive trials and tests, the Building J replacement project will serve as the first building to benefit from the geothermal heating and cooling from the former coal mines of Bellingham.

Separate from the geothermal possibilities, the original project submittal and building design included the following Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC efficiency
- b) Post occupancy commissioning
- c) Photovoltaic energy systems
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Better solar orientation for optimizing daylighting and minimizing solar heat-gain
- g) Roofing materials with high solar reflectance and reliability
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Bellingham Technical College (BTC) has a highly diverse student population; for example, in the 2023-24 academic year, 60% of degree-seeking students were first-generation, 40% were low-income, 33% were students of color, and 11% were students with disabilities. BTC offers transformative career pathways for these students – including Engineering Technology, which trains students for a range of high-wage, high-demand occupations that benefit multiple industries. But the current Building J facility forces BTC's diverse student population to train in a facility that is small and inefficient - and that cannot handle the technology and equipment needs of these rapidly evolving industry training programs. Additionally, the current J building technology infrastructure and layout is outdated and cannot provide the flexibility and adaptability of a new building that uses inclusive design methods to provide functionality and accessibility for all students, regardless of mobility or other challenges. Replacing J building will ensure that these underserved student populations can easily access high-quality, industry-current training programs.

Additionally, the 2024 DEI campus climate listening sessions, in accordance with RCW28B.10.147, found that students when asked what would help improve their ability to achieve academic goals at BTC spoke to a need for more study and student space. The current predesign of the Engineering Technology Building includes substantially more student space including study space and collaboration spaces. Approving this request will greatly improve program quality and better prepare BTC



**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:55PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

**Description**

students to successfully obtain employment in their chosen field.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

N/A

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

14.Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here

-<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**Location**

City: Bellingham

County: Whatcom

Legislative District: 042

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	18,676,000				18,676,000
	<b>Total</b>	<b>18,676,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,676,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:55PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

**Operating Impacts**

**Total one time start up and ongoing operating costs**

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>	<u>FY 2032</u>
FTE	Full Time Employee	0.4	0.7	0.7	0.7	0.7
001-1	General Fund-State	45,932	91,864	91,864	91,864	91,864
	<b>Total</b>	<b>45,932</b>	<b>91,864</b>	<b>91,864</b>	<b>91,864</b>	<b>91,864</b>

**Narrative**

9,942 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Jan 2028). And, FTE equals the operating cost divided by \$125,000

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000256	40000256
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Bellingham Technical College
Project Name	J-Building Replacement
OFM Project Number	40000256 (Building only)-BTC

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	21,500	MACC per Gross Square Foot	\$530
Usable Square Feet	14,900	Escalated MACC per Gross Square Foot	\$583
Alt Gross Unit of Measure			
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	8.33%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DB-Criteria	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	9.00%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month (Estimate Date)	July-24	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

**Schedule**

Predesign Start	July-25	Predesign End	February-26
Design Start	March-26	Design End	October-26
Construction Start	November-26	Construction End	January-28
Construction Duration	14 Months		

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**Project Cost Summary**

Total Project	\$16,180,939	Total Project Escalated	\$17,748,761
		Rounded Escalated Total	\$17,749,000
Amount funded in Prior Biennia			\$0
<b>Amount in current Biennium</b>			<b>\$17,749,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$180,127		
Design Phase Services	\$687,481		
Extra Services	\$446,520		
Other Services	\$558,699		
Design Services Contingency	\$93,641		
<b>Consultant Services Subtotal</b>	<b>\$1,966,469</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$2,117,256</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$11,391,406	Maximum Allowable Construction Cost (MACC) Escalated	\$12,535,104
DB-Criteria Risk Contingencies	\$0		
DB-Criteria Management	\$0		
Owner Construction Contingency	\$569,570		\$626,756
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,076,536	Sales Tax Escalated	\$1,184,620
<b>Construction Subtotal</b>	<b>\$13,037,512</b>	<b>Construction Subtotal Escalated</b>	<b>\$14,346,480</b>

Equipment			
Equipment	\$691,823		
Sales Tax	\$62,264		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$754,087</b>	<b>Equipment Subtotal Escalated</b>	<b>\$829,799</b>

Artwork			
Artwork Subtotal	\$88,302	Artwork Subtotal Escalated	\$88,302

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$275,126		
<b>Project Administration Subtotal</b>	<b>\$275,126</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$302,749</b>

Other Costs			
Other Costs Subtotal	\$59,443	Other Costs Subtotal Escalated	\$64,175

Project Cost Estimate			
Total Project	<b>\$16,180,939</b>	Total Project Escalated	<b>\$17,748,761</b>
		Rounded Escalated Total	<b>\$17,749,000</b>



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0	\$0	\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$2,117,256	\$0	\$2,117,256		\$0
<b>Construction</b>					
Construction Subtotal	\$14,346,480	\$0	\$14,346,480		\$0
<b>Equipment</b>					
Equipment Subtotal	\$829,799	\$0	\$829,799		\$0
<b>Artwork</b>					
Artwork Subtotal	\$88,302	\$0	\$88,302		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$302,749	\$0	\$302,749		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$64,175	\$0	\$64,175		\$0
<b>Project Cost Estimate</b>					
Total Project	<b>\$17,748,761</b>	<b>\$0</b>	<b>\$17,748,761</b>	<b>\$0</b>	<b>\$0</b>
	<b>\$17,749,000</b>	<b>\$0</b>	<b>\$17,749,000</b>	<b>\$0</b>	<b>\$0</b>
Percentage requested as a new appropriation			<b>100%</b>		

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

This request will fund all phases of the project, from predesign through construction.

*Insert Row Here*

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

This project has not received a prior appropriation.

*Insert Row Here*

**What is planned with a future appropriation?**

If this project is funded as requested, there will be no additional funding requests for this project.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$180,127			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$180,127</b>	<b>1.0561</b>	<b>\$190,233</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$687,481			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$687,481</b>	<b>1.0663</b>	<b>\$733,062</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$68,639			
Geotechnical Investigation	\$13,728			
Commissioning	\$61,489			
Site Survey	\$13,728			
Testing	\$36,893			
LEED Services	\$45,760			
Voice/Data Consultant	\$22,880			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$28,601			
Signage and Enviro graphics	\$11,440			
Special Equipment Consulting	\$23,244			
Acoustical Engineering	\$22,880			
Instructional AV / Media	\$17,159			
ELCCA	\$45,760			
Reimbursables	\$34,319			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$446,520</b>	<b>1.0663</b>	<b>\$476,125</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$308,868			31% of A/E Basic Services
HVAC Balancing	\$17,159			
Staffing				
DB Sales Tax	\$118,272			9% tax on \$1,314,138
Enhanced CA	\$114,400			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$558,699</b>	<b>1.1004</b>	<b>\$614,793</b>	Escalated to Mid-Const.

**5) Design Services Contingency**

Design Services Contingency	\$93,641			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$93,641</b>	<b>1.1004</b>	<b>\$103,043</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$1,966,469</b>		<b>\$2,117,256</b>	

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
General Conditions on sitework					
Contractor OH & P					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0796</b>	<b>\$0</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Demo Building J					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0796</b>	<b>\$0</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$424,595				
A20 - Basement Construction					
B10 - Superstructure	\$1,204,237				
B20 - Exterior Closure	\$1,383,542				
B30 - Roofing	\$374,474				
C10 - Interior Construction	\$567,639				
C20 - Stairs	\$71,050				
C30 - Interior Finishes	\$545,563				
D10 - Conveying	\$160,370				
D20 - Plumbing Systems	\$366,618				
D30 - HVAC Systems	\$1,865,722				
D40 - Fire Protection Systems	\$134,208				
D50 - Electrical Systems	\$1,680,333				
F10 - Special Construction					
F20 - Selective Demolition	\$150,369				
General Conditions	\$980,000				
Building Related Site/Yard Improvements	\$17,580				
E10 Built In Equipment	\$415,972				
E20 Built In Furnishings	\$254,385				
General Contractor OH&P	\$794,749				
Insert Row Here					

Sub TOTAL	\$11,391,406	1.1004	\$12,535,104
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**4) Maximum Allowable Construction Cost**

MACC Sub TOTAL	\$11,391,406	\$12,535,104
	\$530	\$583 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders	\$569,570		
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Other			
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Insert Row Here			
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Sub TOTAL	\$569,570	1.1004	\$626,756
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**8) Non-Taxable Items**

Other			
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Insert Row Here			
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Sub TOTAL	\$0	1.1004	\$0
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**9) Sales Tax**

Sub TOTAL	\$1,076,536	\$1,184,620
-----------	-------------	-------------

<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$13,037,512</b>	<b>\$14,346,480</b>
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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$161,249				
E20 - Furnishings	\$390,046				
F10 - Special Construction					
Technology for 9 Instructional Spaces	\$140,528				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$691,823</b>		<b>1.1004</b>	<b>\$761,283</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1004</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$62,264</b>			<b>\$68,516</b>	
<b>EQUIPMENT TOTAL</b>					
	<b>\$754,087</b>			<b>\$829,799</b>	

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## Cost Estimate Details

### Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$88,302				
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$88,302</b>		NA	<b>\$88,302</b>	

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## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
BTC Construction Coordination (Clerk of the Works)	\$275,126				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$275,126</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$275,126</b>		<b>1.1004</b>	<b>\$302,749</b>	

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## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$59,443				
Historic and Archeological Mitigation					
Other					
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$59,443</b>		<b>1.0796</b>	<b>\$64,175</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

Basis for equipment Technology is \$14,760 in June 2020 dollars (30 x \$492 per station) x 9 instructional classroom OR Lab  
Furniture based on some reuse of existing better Lab furniture

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

\$266,388 in June 2020 dollars for additional BTC project management above DES project Management included

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Bellingham Technical College
Project Name	J-Building Replacement
OFM Project Number	40000256 (Infrastructure Only)

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	21,500	MACC per Gross Square Foot	\$31
Usable Square Feet	14,900	Escalated MACC per Gross Square Foot	\$34
Alt Gross Unit of Measure			
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.93%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DB-Criteria	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	9.00%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

**Schedule**

Predesign Start	July-25	Predesign End	February-26
Design Start	March-26	Design End	October-26
Construction Start	November-26	Construction End	January-28
Construction Duration	14 Months		

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**Project Cost Summary**

Total Project	\$854,263	Total Project Escalated	\$927,057
		Rounded Escalated Total	\$927,000
Amount funded in Prior Biennia			\$0
<b>Amount in current Biennium</b>			<b>\$927,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$52,613		
Extra Services	\$1,721		
Other Services	\$30,655		
Design Services Contingency	\$4,249		
<b>Consultant Services Subtotal</b>	<b>\$89,238</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$96,603</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$664,404	Maximum Allowable Construction Cost (MACC) Escalated	\$720,994
DB-Criteria Risk Contingencies	\$0		
DB-Criteria Management	\$0		
Owner Construction Contingency	\$33,220		\$36,656
Non-Taxable Items	\$0		\$0
Sales Tax	\$62,789	Sales Tax Escalated	\$68,192
<b>Construction Subtotal</b>	<b>\$760,413</b>	<b>Construction Subtotal Escalated</b>	<b>\$825,842</b>

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$0</b>	<b>Equipment Subtotal Escalated</b>	<b>\$0</b>

Artwork			
Artwork Subtotal	\$4,612	Artwork Subtotal Escalated	\$4,612

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$0</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$0</b>

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

Project Cost Estimate			
Total Project	<b>\$854,263</b>	Total Project Escalated	<b>\$927,057</b>
		Rounded Escalated Total	<b>\$927,000</b>



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0	\$0	\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$96,603	\$0	\$96,603		\$0
<b>Construction</b>					
Construction Subtotal	\$825,842	\$0	\$825,842		\$0
<b>Equipment</b>					
Equipment Subtotal	\$0	\$0	\$0		\$0
<b>Artwork</b>					
Artwork Subtotal	\$4,612	\$0	\$4,612		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$0	\$0	\$0		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$0	\$0	\$0		\$0
<b>Project Cost Estimate</b>					
Total Project	\$927,057	\$0	\$927,057	\$0	\$0
	\$927,000	\$0	\$927,000	\$0	\$0
Percentage requested as a new appropriation			100%		

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

This request will fund all phases of the project, from predesign through construction.

*Insert Row Here*

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

This project has not received a prior appropriation.

*Insert Row Here*

**What is planned with a future appropriation?**

If this project is funded as requested, there will be no additional funding requests for this project.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0589</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$52,613			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$52,613</b>	<b>1.0691</b>	<b>\$56,249</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
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				
Reimbursables	\$1,721			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,721</b>	<b>1.0691</b>	<b>\$1,840</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$23,638			31% of A/E Basic Services
HVAC Balancing				
Staffing				
DB Sales Tax	\$7,017			9% tax on \$77,972
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$30,655</b>	<b>1.1034</b>	<b>\$33,825</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$4,249			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$4,249</b>	<b>1.1034</b>	<b>\$4,689</b>	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$89,238

\$96,603

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$294,668			
G20 - Site Improvements	\$168,382			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions on Infrastructure	\$70,000			
Contractor OH & P	\$46,354			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$579,404</b>	<b>1.0825</b>	<b>\$627,205</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0825</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
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	\$85,000			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$85,000</b>	<b>1.1034</b>	<b>\$93,789</b>	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	<b>\$664,404</b>		<b>\$720,994</b>	

\$31

\$34 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders	\$33,220		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$33,220</b>	<b>1.1034</b>	<b>\$36,656</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.1034</b>	<b>\$0</b>

**9) Sales Tax**

<b>Sub TOTAL</b>	<b>\$62,789</b>		<b>\$68,192</b>
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<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$760,413</b>		<b>\$825,842</b>
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## Cost Estimate Details

### Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1034</b>	<b>\$0</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1034</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$0</b>			<b>\$0</b>	
<b>EQUIPMENT TOTAL</b>					
	<b>\$0</b>			<b>\$0</b>	

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## Cost Estimate Details

### Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$4,612				
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$4,612</b>		<b>NA</b>	<b>\$4,612</b>	

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## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$0</b>		<b>1.1034</b>	<b>\$0</b>	

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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					
Other					
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$0</b>		<b>1.0825</b>	<b>\$0</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

<i>Insert Row Here</i>

**Tab B. Consultant Services**

<i>Insert Row Here</i>

**Tab C. Construction Contracts**

<i>Insert Row Here</i>

**Tab D. Equipment**

<i>Insert Row Here</i>

**Tab E. Artwork**

<i>Insert Row Here</i>

**Tab F. Project Management**

<i>Insert Row Here</i>

**Tab G. Other Costs**

<i>Insert Row Here</i>

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Bellingham Technical College - Building J Replacement - Engineering Technology Center

**OFM project number:** 40000256      **Legislative district(s):** 42

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-Build funding request</b>	<b>Predesign to OFM</b>	<b>Construction Reappropriation</b>
<i>December 2017</i>	<i>September 2024</i>	<i>TBD</i>	<i>TBD</i>
Engineering Technology: Clean Energy Specialization (AAS-T)	Engineering Technology: Clean Energy Specialization (AAS-T)		
Engineering Technology: Composites Specialization (AAS, AAS-T)	Engineering Technology: Composites Specialization (AAS, AAS-T)		
Engineering Technology: Civil Specialization (AAS, AAS-T)	Engineering Technology: Civil Specialization (AAS, AAS-T)		
Engineering Technology: Geomatics Specialization (AAS)	Engineering Technology: Geomatics Specialization (AAS)		
Engineering Technology: Mechanical Design Specialization (AAS, AAS-T)	Engineering Technology: Mechanical Design Specialization (AAS, AAS-T)		
Electronics Engineering Technology (AAS, AAS-T)	Electronics Engineering Technology (AAS, AAS-T)		
Bachelor of Applied Science Degree in Operations Management	Bachelor of Applied Science Degree in Operations Management		
	General Education - Math		



## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:39PM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

**Description**

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 17

**Project Summary**

Replace 17,430 gross square feet (GSF) in six buildings with a new 18,420 GSF facility.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Children's education at Centralia College is provided in two separate venues. The ECEAP (Early Childhood Education and Assistance Program) is primarily preschool childcare. The major portion of this program is housed in a separate building that is not part of this project. The remainder of the Child and Family Studies department operates in four facilities, incorporating lab settings for classes with college credit as part of the program. This function supports the BAS-TE degree program in a lab setting. The labs are a part of the instructional program which currently serves over 160 students (duplicated headcount) and generates approximately 15.3 FTES annually.

The current labs and offices are in four buildings around campus, and three of them are in aging, converted single family residences. The remaining building is over 37 years old, constructed in the 1980's with residential standard wood framing, and converted from a former forestry program building. While the college has maintained the facility adequately, and the deficiency score is not extreme, the functionality and safety of the space is severely compromised. Currently the buildings do not meet educational needs, and with the implementation of the BAS-TE program the deficiency has become even larger. These facilities would not meet the current codes for fire, seismic, ADA. The Early Childhood Education program was in operation prior to the current requirements. The Riverside Fire District has expressed a grave concern about the continued use of these facilities for educational purposes

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 17,430 gross square feet (GSF) in six buildings with a new 18,430 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The primary focus of the request is on Early Childhood Education and BAS-TE programs by improving the teaching/learning environment and increasing student access. A minor component is the relocation of a portion of the facilities management operation, primarily the security surveillance system, the energy control system, and management functions. The college has also been in dialog with DEL regarding an additional BAS program for Early Childhood education professionals. The new building will also facilitate the new Dual Language Labs that will focus on the Spanish speaking population.

**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

Because of the current facilities setting for this program, the college is limited in considering alternatives. Renovating aged single-family residences and modular structures converted from the original design intent would not address one of the primary needs – the inefficient distribution of program staff, classes, and services. In addition, based on the age and design of the current buildings, safety and functionality would not be adequately improved. Because of these factors, a renovation option was not pursued.

Consultation with municipal departments that oversee code requirements further supports the position that renovation or remodeling would not be a viable approach.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:39PM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

## Description

After considering the deficiencies, practicality of renovation, and the overall safety and instructional environment, replacement of the buildings is the only feasible solution.

Not replacing these facilities will have a long-term negative effect on the instructional programs relying on having cohesive, adequate facilities for delivery of instructional programs. The space is already inadequate (i.e. having classes in a former dining room). If these buildings are not replaced, the age and design of these structures only add to the deferred maintenance issues and increased support from the facilities department. It is not a question of if these buildings should be replaced, but when.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 40.4 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The college has raised \$1 million locally with the balance to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

This project supports the following strategic priorities of the college:

- Evaluate demand for current and additional BAS programs
- Continue to examine ways to serve the entire service district effectively
- Focus outreach, retention, and new program planning efforts to build enrollment
- Complete Facilities Master Plan to realize budget savings and enrollment management objectives

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

Yes. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Coordination of room scheduling with HVAC controls
- d) Roofing materials with high solar reflectance and reliability
- e) Orient building for natural light and reduced heating and cooling loads

Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:39PM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

- f) Landscaping to shade building
- g) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- h) Increase transportation choices – drive, walk, bike, or public transit

Also, as part of this the HVAC system is high efficiency VRV/VRF. There is no fossil fuel used in this building for heating or kitchen equipment.

We are in the process of developing a compliance plan to meet the clean buildings performance standards. The compliance plan will be based on a preliminary energy audit that is currently being conducted for the college by Washington State Department of Enterprise Services – Energy Program Services and MacDonald-Miller.

11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision). The Teacher Education and Family Development Center (TEFMC) will provide a larger and more enhanced facility to house its Bachelor of Science – Teacher Education (BAS-TE) program. Demand for K-12 educators and especially special education teachers has grown considerably each year for the last decade. Currently the BAS-TE is spread out in 8 different buildings. This proposal will consolidate all the activities into one building centralizing its classrooms, offices and support into one location. This will provide better access and reduce barriers to students wanting to become educators.

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions). No

13. Is there additional information you would like decision makers to know when evaluating this request? This project has completed the design phase and is now awaiting the construction funding

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed. N/A

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority. N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspxThe College’s proposal is available upon request.

Location

City: Centralia

County: Lewis

Legislative District: 020

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:39PM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

**Description**

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	15,122,000	1,992,000	270,000	6,000	12,854,000
147-6	HE Plant Accounts-Non-Appropriat	1,000,000				1,000,000
	<b>Total</b>	<b>16,122,000</b>	<b>1,992,000</b>	<b>270,000</b>	<b>6,000</b>	<b>13,854,000</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriat				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
FTE	Full Time Employee		0.2	0.2	0.2	0.2
001-1	General Fund-State	2,302	27,628	27,628	27,628	27,628
	<b>Total</b>	<b>2,302</b>	<b>27,628</b>	<b>27,628</b>	<b>27,628</b>	<b>27,628</b>

**Narrative**

2,990 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (June 2026). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

2025-27 Biennium

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000109	40000109
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Centralia College
Project Name	Teacher Education and Family Development Center
OFM Project Number	40000109

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	18,420	MACC per Gross Square Foot	\$557
Usable Square Feet	15,180	Escalated MACC per Gross Square Foot	\$585
Alt Gross Unit of Measure			
Space Efficiency	82.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	8.44%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	8.20%	Location Used for Tax Rate	600 Centralia College Blvd Centralia, WA
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	to demolish A03193, A04011, A04649, A08717, A02548
Project Administered By	DES		

**Schedule**

Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	December-24
Construction Start	July-25	Construction End	June-26
Construction Duration	11 Months		

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**Project Cost Summary**

Total Project	<b>\$15,465,315</b>	Total Project Escalated	<b>\$16,122,077</b>
		Rounded Escalated Total	<b>\$16,122,000</b>

Amount funded in Prior Biennia **\$2,268,000**  
**Amount in current Biennium **\$13,854,000****

Next Biennium  
Out Years

\$0  
\$0

**Acquisition**

<b>Acquisition Subtotal</b>	<b>\$1,105,142</b>	<b>Acquisition Subtotal Escalated</b>	<b>\$1,105,142</b>
-----------------------------	--------------------	---------------------------------------	--------------------

**Consultant Services**

Pre-design Services	\$135,724		
Design Phase Services	\$627,245		
Extra Services	\$489,367		
Other Services	\$466,406		
Design Services Contingency	\$85,937		
<b>Consultant Services Subtotal</b>	<b>\$1,804,679</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$1,833,292</b>

**Construction**

Maximum Allowable Construction Cost (MACC)	\$10,257,856	Maximum Allowable Construction Cost (MACC) Escalated	\$10,772,707
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$512,893		\$539,461
Non-Taxable Items	\$0		\$0
Sales Tax	\$883,247	Sales Tax Escalated	\$927,646
<b>Construction Subtotal</b>	<b>\$11,653,996</b>	<b>Construction Subtotal Escalated</b>	<b>\$12,239,814</b>

**Equipment**

Equipment	\$635,085		
Sales Tax	\$52,077		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$687,162</b>	<b>Equipment Subtotal Escalated</b>	<b>\$722,758</b>

**Artwork**

<b>Artwork Subtotal</b>	<b>\$75,234</b>	<b>Artwork Subtotal Escalated</b>	<b>\$75,234</b>
-------------------------	-----------------	-----------------------------------	-----------------

**Agency Project Administration**

Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$109,102		
<b>Project Administration Subtotal</b>	<b>\$109,102</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$114,754</b>

**Other Costs**

<b>Other Costs Subtotal</b>	<b>\$30,000</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$31,083</b>
-----------------------------	-----------------	---------------------------------------	-----------------

**Project Cost Estimate**

Total Project

**\$15,465,315**

Total Project Escalated

**\$16,122,077**

Rounded Escalated Total

**\$16,122,000**



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$1,105,142	\$1,105,142	\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$1,833,292	\$1,156,505	\$676,787		\$0
<b>Construction</b>					
Construction Subtotal	\$12,239,814	\$0	\$12,239,814		\$0
<b>Equipment</b>					
Equipment Subtotal	\$722,758	\$0	\$722,758		\$0
<b>Artwork</b>					
Artwork Subtotal	\$75,234	\$6,353	\$68,881		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$114,754	\$0	\$114,754		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$31,083	\$0	\$31,083		\$0
<b>Project Cost Estimate</b>					
Total Project	\$16,122,077	\$2,268,000	\$13,854,077	\$0	\$0
	\$16,122,000	\$2,268,000	\$13,854,000	\$0	\$0
Percentage requested as a new appropriation			86%		

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

The 2025-27 capital request is for construction phase funding.

*Insert Row Here*

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

The project has been funded for design. The college has purchased the land necessary to construct the new building, has completed design, and is ready to construct.

*Insert Row Here*

**What is planned with a future appropriation?**

No further appropriations are needed once the construction phase is funded.

*Insert Row Here*

## Cost Estimate Details

### Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$1,105,142				
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$1,105,142</b>		NA	<b>\$1,105,142</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$135,724			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$135,724</b>	<b>1.0000</b>	<b>\$135,724</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$627,245			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$627,245</b>	<b>1.0000</b>	<b>\$627,246</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$95,485			
Geotechnical Investigation	\$17,904			
Commissioning	\$53,710			
Site Survey	\$17,904			
Testing	\$41,775			
LEED Services	\$47,743			
Voice/Data Consultant	\$11,937			
Value Engineering	\$35,808			
Constructability Review	\$35,808			
Environmental Mitigation (EIS)	\$5,968			
Landscape Consultant	\$23,871			
Kitchen	\$11,937			
ELCCA	\$23,871			
Envelope Consultant	\$23,871			
HAZMAT Identification	\$17,904			
Reimbursable Expenses	\$23,871			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$489,367</b>	<b>1.0000</b>	<b>\$489,367</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$281,806			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Post bid Commissioning and Training, and A/E Participation	\$52,000			
Record Drawing Documentation	\$26,000			
Roof/Envelope Inspection	\$13,000			
Advertising	\$2,600			
Geotechnical Construction Services	\$13,000			

Building Envelope Testing	\$19,500				
Document Reproduction for bid and construction	\$6,500				
Construction Inspection and Materials Testing	\$52,000				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$466,406</b>	<b>1.0518</b>	<b>\$490,566</b>	Escalated to Mid-Const.	
<b>5) Design Services Contingency</b>					
Design Services Contingency	\$85,937				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$85,937</b>	<b>1.0518</b>	<b>\$90,389</b>	Escalated to Mid-Const.	
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$1,804,679</b>		<b>\$1,833,292</b>		

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$217,773				
G20 - Site Improvements	\$639,212				
G30 - Site Mechanical Utilities	\$149,782				
G40 - Site Electrical Utilities	\$44,605				
G60 - Other Site Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,051,372</b>		<b>1.0361</b>	<b>\$1,089,327</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0361</b>	<b>\$0</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$424,071				
A20 - Basement Construction					
B10 - Superstructure	\$622,937				
B20 - Exterior Closure	\$1,453,914				
B30 - Roofing	\$667,808				
C10 - Interior Construction	\$788,080				
C20 - Stairs					
C30 - Interior Finishes	\$483,935				
D10 - Conveying					
D20 - Plumbing Systems	\$394,583				
D30 - HVAC Systems	\$782,023				
D40 - Fire Protection Systems	\$124,771				
D50 - Electrical Systems	\$1,235,879				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$791,569				
E10 - Equipment installed by contractor	\$289,561				
E20 - Furnishings installed by contractor	\$189,485				
Contractor's Overhead and Profit	\$957,868				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$9,206,484</b>		<b>1.0518</b>	<b>\$9,683,380</b>	

**4) Maximum Allowable Construction Cost**

MACC Sub TOTAL **\$10,257,856**  
\$557

**\$10,772,707**  
\$585 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders **\$512,893**

Other

Insert Row Here

**Sub TOTAL \$512,893**

1.0518

**\$539,461**

**8) Non-Taxable Items**

Other

Insert Row Here

**Sub TOTAL \$0**

1.0518

**\$0**

**9) Sales Tax**

**Sub TOTAL \$883,247**

**\$927,646**

**CONSTRUCTION CONTRACTS TOTAL \$11,653,996**

**\$12,239,814**

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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$268,551				
E20 - Furnishings	\$179,034				
F10 - Special Construction					
Other					
Play Equipment	\$75,000				
Security Access Control Devices	\$37,500				
AV Equipment/Devices at College Classrooms	\$37,500				
AV Equipment/Devices at Childcare Classrooms	\$37,500				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$635,085</b>		<b>1.0518</b>	<b>\$667,983</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0518</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$52,077</b>			<b>\$54,775</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$687,162</b>			<b>\$722,758</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$80,234				
Reduce for \$1,000,000 in local funds	-\$5,000				
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$75,234</b>		<b>NA</b>	<b>\$75,234</b>	

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## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
College Project Coordination	\$109,102				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$109,102</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$109,102</b>		<b>1.0518</b>	<b>\$114,754</b>	

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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					
Permits and Fees	\$30,000				
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$30,000</b>		<b>1.0361</b>	<b>\$31,083</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

<i>Insert Row Here</i>

**Tab B. Consultant Services**

<i>Insert Row Here</i>

**Tab C. Construction Contracts**

<i>Insert Row Here</i>

**Tab D. Equipment**

<i>Insert Row Here</i>

**Tab E. Artwork**

<i>Insert Row Here</i>

**Tab F. Project Management**

<i>Insert Row Here</i>

**Tab G. Other Costs**

<i>Insert Row Here</i>

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Centralia: Teacher Ed and Family Development Ctr

**OFM project number:** 40000109      **Legislative district(s):** 20

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Pre-design to OFM</b>	<b>Construction-phase funding request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>May 2022</i>	<i>September 2024</i>
Early Childhood Education	Early Childhood Education	Early Childhood Education	Early Childhood Education
BAS-Teacher Education	BAS-Teacher Education	BAS-Teacher Education	BAS-Teacher Education

July 26, 2024

Mr. Darrell Jennings  
Capital Budget Director  
Washington State Board for Community and Technical Colleges  
1300 Quince St SE  
Olympia, WA 98501

*Re: Cost Increase Narrative  
Centralia College - Teacher Education and Family Development Center  
OFM Project Number 40000109*

Dear Darrell,

We respectfully submit this memo to accompany the budget update for the Centralia College Teacher Education and Family Development Center project.

Based on the information included in your June 20<sup>th</sup> e-mail, we understand the total escalated cost estimate when the project received design funding in the 2021-23 biennium based on the June 2020 C-100 was \$12,055,000 and the estimated total escalated amount for the 2025-27 request using OFM’s escalation rate would be \$13,141,000.

Due to several cumulative factors which were previously unexpected, the revised total project budget in 2024 is greater than this amount.

**Explanation of the unexpected (increased) costs**

The revised total project budget includes the following unexpected costs:

1. A/E fees and increases for Bid/Construction/Closeout phase  
Besides Basic Services, the draft 2024 C-100 did not include any budget for “Other Services” fees in the Bid/Construction/Closeout phase. We also understand OFM is scheduled to increase the A/E fee schedule effective July 1, 2025, to align with actual labor costs - the first increase in 10 years since 2015. Negotiated not to exceed hourly rates are scheduled to increase. The revised budget includes line items for “Other Services” that will be required during Bid/Construction/Closeout phase, including an estimated 30% increase for these fees.
2. Increase of Construction Costs  
The costs for construction have increased at an unexpectedly high rate over the past four years. The total unescalated MACC in the June 2020 C-100s was \$7,594,126 total and in the draft June 2024 C-100 was \$8,528,978 – an increase of approx. 12.3%. The updated unescalated MACC construction cost estimate for June 2024 was \$10,257,858 - an increase of approx. 35.1% from the June 2020 C-100s. In their letter attached, project cost estimator RC Cost Group shows the actual construction cost escalation increased by 40.5% from June 2020 to June 2024.
3. Increase of “Equipment” category costs  
The draft June 2024 C-100 includes a total unescalated pretax amount of \$179,034 for furnishings and equipment. This budget will not be adequate for a facility of this type and size. Also, the costs for furnishings and equipment have increased at an unexpectedly high rate over the past four years. In their letter attached, Workpointe describes the costs for commercial furniture increased by 38% since 2020. The revised budget includes increases to the furnishings and equipment.

Also, Play Equipment, Security Access Control Devices, and A/V Equipment Devices for the College and Childcare Classrooms will all be necessary to operate this facility.

Outdoor Play Equipment is needed to meet Department of Children, Youth & Families (DCYF) licensing requirements. The revised budget includes \$75,000 for Play Equipment. \$75,000 is half of the actual estimated amount of \$150,000 needed to provide Play Equipment for the project.

Security Access Control Devices are essential to providing a safe and secure facility by preventing access to children's areas by anyone other than authorized staff and individuals. The revised budget includes \$37,500 for Security Access Control Devices. \$37,500 is half of the actual estimated amount of \$75,000 needed to provide Security Access Control Devices for the project.

Audio/Video Equipment Devices in Classrooms are critical to the education of children and college students, especially those with hearing challenges and disabilities. The revised budget includes \$37,500 for A/V Equipment Devices in the College Classrooms and \$37,500 for A/V Equipment Devices in the Childcare Classrooms. These amounts are half of the actual estimated amounts of \$75,000 needed to provide A/V Equipment Devices in the College Classrooms and \$75,000 needed to provide A/V Equipment Devices in the Childcare Classrooms.

4. "Other Costs"

The draft June 2024 C-100 did not include any budget for "Other Costs". This category is where we would typically see a budget for Permits Fees, but there were no line items. Permit Costs are included in the revised budget.

### **Ways your college has mitigated or will mitigate the estimated (increased) costs**

The college and project team have mitigated the estimated increased costs in several ways. The following are some key examples:

1. Additive Alternates

During the CD phase, cost increases were partially offset by moving several items of scope from the base bid into additive alternate bid items. This reduced the cost of base bid scope and will allow more flexibility for bidding scope options.

2. Value Engineering Study

An integrated Value Engineering Study was performed on the Schematic Design documents by Sazan Group in collaboration with the college and design team. The college and design team also performed internal Value Engineering processes prior to completing the Design Development and Construction Documents phases. These processes mitigated increased costs by identifying efficiencies and reducing risk components of the project.

3. Constructability Review

A thorough Constructability Review was conducted on the Construction Documents by Sazan Group. The design team revised the CDs in accordance with the review comments and provided responses to close out each item. This will mitigate increased costs by reducing potential change orders caused by errors & omissions.

4. DES QC Review

A Quality Control review was conducted on the Construction Documents by the DES Project Manager. The

design team revised the CDs in accordance with the review comments and provided responses to close out each item. This will mitigate increased costs by reducing potential change orders caused by errors & omissions.

The college and project team will continue to mitigate the estimated increased costs through disciplined and effective project delivery throughout the duration of the project.

**Identification of other funding that may be applied to the project**

The college has previously committed, and continues to commit, \$1,000,000 of local funds to complete the project.

Thank you for reviewing these explanations and information. Please contact me if you have any questions.

Sincerely,

McGranahanPBK



Matt Lane, AIA, DBIA, LEED AP

Principal

Distributions: Tariq Qureshi & Rick Perkins, Centralia College; Rafael Urena, DES

Attachments: Escalation Indices Analysis letter from RC Cost Group 7/17/2024

Workpointe Explanation of Furniture Cost Escalation Increase Letter 7/20/2024



# Escalation Indices Analysis

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CLIENT	McGranahan Architects	DATE	July 17 <sup>th</sup> , 2024
CLIENT CONTACT	Matt Lane, Principal	PROJECT	Escalation

---

Dear Matt,

Please see below our Escalation Indices Analysis with regard the updated cost estimate for Centralia College Teacher Education and Family Development Center, located in Centralia, WA.

## General Comments

There are numerous construction escalation indices, and each index will have individual differentiation. There are two general types that have historically been used when gauging the impact of construction project costs through a specific timeframe. The types are input and output.

Construction input indices consider prices at specific times for materials, labor, and equipment, but not margin impacts. Margin impacts include market conditions that deal with construction volume, competition, overhead and profit and other items such as job complexity. An input index does not represent a contract price or selling price of a project.

Construction output indices consider inputs as well as market conditions. As such an input index is typically a better proxy for selling price escalation than using an input index alone.

Our analysis uses four construction indices. Each is well known and has an understood and accepted history of use. Three of the four serve as proxies for selling price and one is a very well-known input index and is included because of its historical use when considering construction escalation.

The indices used are Engineering New Record Building Cost Index for Seattle; Bureau of Labor Statistics PPI Schools; Mortenson Construction Seattle; and Global Insight State and Local Government Construction Spending Forecast. The report averages these four without special weighting of any of the four.

## BLS Schools Index

This index is an output index that serves as a national selling price index for academic buildings. It does not have a specific index for Washington state.

The Bureau of Labor Statistics employs a model-based approach and works with various professional cost-estimating firms. There are multiple models. The models include detailed components and quantities of projects using material, labor, and equipment that are updated quarterly to generate cost estimates.

As part of the monthly PPI survey, participating construction contractor firms, including general contractors and specialty trade contractors, are asked to review a sample of project descriptions and indicate the overhead and profit markup that their firm would apply to the given cost estimates to produce a final bid price.



These markups are added to the model based cost estimates to establish final output prices.

### **Mortenson Construction Seattle Index**

This index is an output index that serves as a reasonable proxy for a selling price index for the Seattle area. Mortenson Construction calculates quarterly a non-residential project in seven metropolitan locations. The model based approach uses a typical project for Mortenson updating pricing from current local data for labor, material, and equipment as well as markups based on their perceptions of the construction market. This model project is not an academic building but more likely is an office building project. Mortenson uses their internal pricing information along with tracking the latest PPI for construction inputs and construction employment. Mortenson comments for customers regarding the construction outlook using their data and insights.

### **Engineering New Record Building Cost Index for Seattle**

The ENR BCI index is an input index. The index does not represent the whole building cost or is it considered a selling price index. It is not always the best indexing choice for all building types. Updated monthly, the ENR BCI uses 68.38 hours of skilled labor averaging wages for three trades-bricklayers, carpenters, and structural ironworkers. The model uses a basket of three construction materials-fabricated steel, bulk portland cement, and 2 x 4 lumber. The basket of construction inputs for the ENR BCI index does not include any representation for mechanical, electrical, or plumbing items which can easily make up 30% to 55% of the cost of a building. It is one of the most well-known and most widely used building cost indices, but in times of fluctuating selling prices it does not perform well. However, the index will give a good representation of escalation when construction growth is constant without steep or volatile swings up and down in materials, labor, equipment, or margins.

### **Global Insight State and Local Government Construction Spending Index**

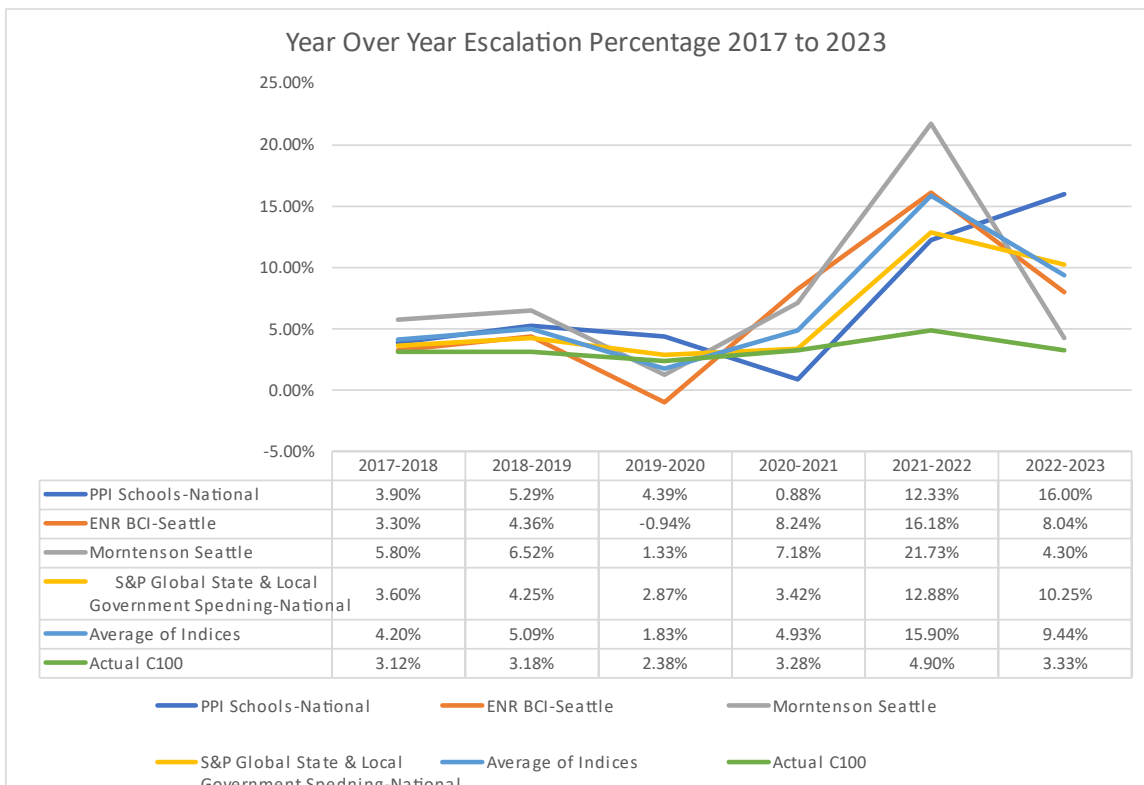
Global Insight State and Local Government Construction Spending is an output index. It includes new buildings and associated sitework, and most but not all equipment. It is a reasonable proxy for a selling price index using multiple building types at the national level. Data estimates include the cost of labor and materials, architectural and engineering work, overhead, interest and taxes paid during construction, and contractor's profits. Data press releases are monthly. Composite estimates are based on mail-out-mail-back surveys and interviews of selected building owners. Owners of selected projects report on the value of work done each month from project start through completion. There are about 10,500 state and local projects each month. These data are used directly in producing GDP statistics. Government agencies and construction-related businesses use the data for economic forecasts, market research, and financial decision making.

### **Averaging The Four Indices**

There is no perfect single construction cost escalation index, especially when the goal is to accurately track or forecast costs for a particular type of building in a specific region or locality. Combining the several indices used here, forges an average that incorporates the strengths of each well respected index, while moderating perceived weaknesses.

The PPI for schools is national but contributes uniquely by tracking academic building projects including margins and code impacts across the nation. The Mortenson index aids by emphasizing local pricing and margins as well as reflecting local codes. The ENR Building Cost index for Seattle contributes local material and labor impacts. The S&P Global State & Local Government Construction Spending index is a large and broad national data set that includes current monthly updated construction costs, including margins for a multitude of building types and their respective code impacts across the nation.

When comparing all four indices, the lowest overall six year cost escalation is the S&P Global Insight index. The highest overall six year cost escalation is the Mortenson Seattle index. There is about a 12.4% difference from low to high for the non-compounded average escalation over the six year period.



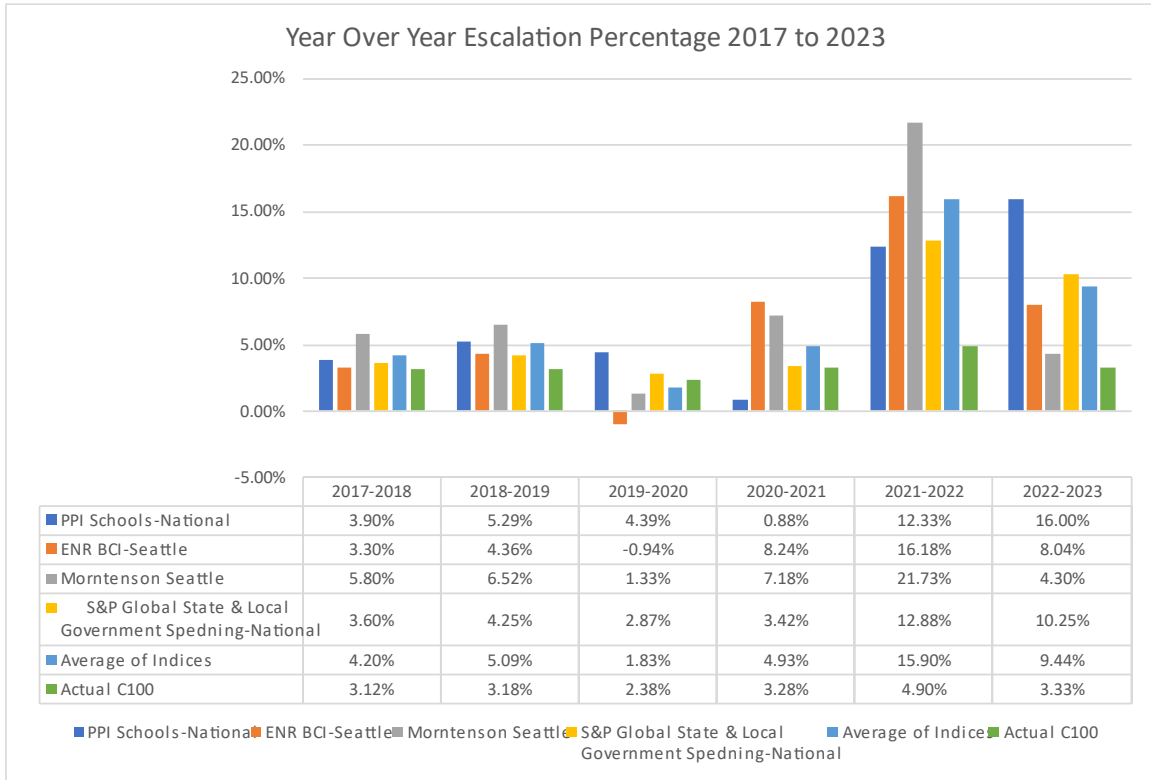
**For the averaged index year over year:**

- 2017-2018 4.20%
- 2018-2019 5.09%
- 2019-2020 1.83%
- 2020-2021 4.93%
- 2021-2022 15.90%
- 2022-2023 9.44%

None of the indices fully accounts for the type of steep rapid material escalation experienced in the 2021 to 2023 timeframe. During that period construction contracts were undertaken while not knowing the full or “final buyout” price for all materials in many projects. Contractors are then leveraged into losing margins to honor contracts. This

squeeze continues until material escalation steadies and margins can be re-established. This condition adds to instability in the bid market.

According to Mortenson, some of that rapid material escalation is now easing. Also, the AGC shows that this squeeze is easing as 2023 progresses. This can be seen in the leveling off of escalation in the Mortenson chart and is somewhat evident in all but the S&P Global State & Local Government Spending chart.



**Centralia Community College Teacher Education and Family Development Center C100**

- \$7,594,126 MACC Non-escalated, June 2020
- \$10,257,858 MACC Non-escalated, July 2024
- Difference \$2,663,732
- % Difference **35.08%** Increase

**Averaged Index Year for Escalation (2020-2023) RCCG Escalation from 2023 to July 2024**

- June 2020 Through December 2020: 2.50%
- 2021: 15.90 %
- 2022: 9.44%
- 2023: 5.35%
- January 2024-July 2024: 2.6%

Total Escalation using the averaged Index: **+40.53%** (Cumulative)

Kind Regards,

Andy Cluness, Managing Partner

RC Cost Group, INC.



Workpointe  
9877 40th Ave S  
Seattle, WA 98118

7.20.24

Matt Lane  
Principal  
McGranahan Architects  
2111 Pacific Ave, Suite 100  
Tacoma, WA 98402

Dear Matt:

For the commercial furniture industry, 2020 brought wild, unpredictable increases in product costs, fuel surcharges and freight fees multiple times that year. It continued through 2021, and lessened somewhat in 2022. 2023 began to stabilize a little, and 2024 feels more steady with an average increase so far of about 4%. Collectively we estimate an increase since 2020 of 38%. Historically, annual escalation pre-COVID was 3%, so for the same time frame, we would have expected a 15% collective increase versus 38%.

- 12% for 2020-21
- 9% for 2021-22
- 8% for 2022-23
- 5% for 2023-24
- 4% so far in 2024

Sincerely,

LeeAnn Banfield  
Account Manager, Workpointe  
206.774.6886  
leeann@workpointe.com

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:40PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

**Description**

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 18

**Project Summary**

Replace 46,565 gross square feet (GSF) in four buildings with a single new 59,683 GSF facility.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]:**

Spokane Community College (SCC) partners with 23 different apprenticeship programs, 10 of which utilize the SCC Apprenticeship and Journeyman Training Center representing 15 different trades.

Annually, approximately 475 apprentices are served during the day, evenings, and on weekends.

The Spokane Community College Apprenticeship and Journeyman Training Center is made up of four buildings, three of which were originally built in the 1950's. The buildings were used as a manufacturing facility until 1985, when the property was purchased by CCS for use as the Apprenticeship Training Center. Because of the age of the structures, the College has been unable to adequately maintain the facilities.

Safety is the number one concern. There are currently ten overhead doors, nine of which need to be replaced due to malfunction issues. Classes are being held in storage areas which have been converted to classrooms. These classrooms do not have adequate HVAC, lighting, or access. Floors in the shop spaces are worn and uneven due to years of use. They have drain ditches running along the walls, causing extreme hazards. There is insulation falling from the ceilings and walls due to years of leaks.

The unusual configuration of the buildings has led to unsafe access to many training areas. Narrow, steep stairways without handrails or guardrails and insufficient exits are examples of safety concerns. It has become increasingly difficult for SCC to provide a quality education in a facility that is unsafe, outdated and not functional. In addition to facility condition, the current apprenticeship program spaces are too small for industry standards. A report produced by Texas A&M in 2001, Trades & Industrial Education, Facilities Guidelines, documents the space needs for trades and industrial education facilities.

According to the guidelines, trades labs should be sized to accommodate 137-140SF per student; trades classrooms sized to accommodate 35-44 SF per student. Labs in the current buildings are undersized by an average of 15% but in a few spaces undersized by 80% to 125% of the recommended size. Most classroom lectures are held in lab spaces or converted storage areas, which is not beneficial and skews the utilization rate for classes.

SCC's apprenticeship programs are preparing workers to build America into the 21st Century as industries keep pace with advancing technologies and innovations in training. This requires labs, classrooms and study space that reflect real life construction.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]:**

The project will replace 46,565 gross square feet (GSF) in four building with a single new 59,683 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]:**

This project provides classrooms, labs and study spaces for construction apprenticeship, pre- apprenticeship, and manufacturing programs. These programs are currently supported at SCC as well as those that are slated for future development through numerous partnerships around the region.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:40PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

## Description

- Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers
- Bricklayers and Allied Crafts
- Cement Masons
- Heat and Frost Insulators
- Elevator Construction
- Finishing Trades (Painters, Drywall, Glazier)
- Roofers
- Avista Gas Welding
- Spokane Home Builders, Residential Carpentry
- Roofers
- Skilled Trades Preparation (Pre-Apprenticeship)
- Mass Timber Manufacturing and Construction (CLT)
- Electrical trades
- Auto CAD Drafting
- Mechanical Engineering Technology

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]:

Renovation of Existing Buildings – The area weight age of the existing structures currently utilized by the Apprenticeship Program is 65 years. The buildings were originally built for manufacturing, offices, and residence. The cost to bring the existing structures up to current building standards and modify them to effectively serve the apprenticeship program, will be slightly less than the cost of building a new structure. The following are a few major issues that make remodeling the existing facility a poor use of capital funding:

- About 29,000 square feet of 46,000 square feet of existing buildings are two pre-engineered metal buildings. As is the nature of these types of buildings, they have little if any structural capacity beyond the code minimums at the time they were built. Coffman Engineers field observation (Appendix 7.1) is that if these buildings were insulated to current Washington Energy Code Standards, they would likely be overstressed by accumulation of snow. Currently, due to lack of insulation, snow does not accumulate on the roof structure.
- Building 602, built in the early 1950's is likely an unreinforced masonry structure susceptible to failure from seismic forces.
- The 2-story portion of building 602 has approximately 8ft clear height to bottom of structure on both levels. This severely limits the ability to retrofit updated mechanical and electrical systems. In addition, an elevator must be added, and the existing stairways brought up to current code.

Do Nothing –Due to the facility's substandard teaching environment, doing nothing will severely limit the program's ability to effectively deliver the apprenticeship programs needed in the community. If the old, makeshift character of the existing facility remains, it will severely limit the ability of the programs to attract students to the construction trades.

- The existing facility has numerous code violations related to life safety and accessibility. Many of these issues are due to the buildings original construction and are not easily corrected. The "Do Nothing" option will leave the college and the state at risk for accessibility or injury claims.
- The existing building envelopes fall short of the state's goals for reducing energy consumption and greenhouse gases. The "Do Nothing" option will continue the current high cost of heating and cooling the buildings.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]:

The project will support an additional 11 full-time-equivalent students annually.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]:

The project is anticipated to be funded through general obligation bonds appropriated through the state's capital budget.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:40PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

## Description

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]:**

This proposed new facility supports the three critical priorities of Community Colleges of Spokane to move them forward and make them more successful in the near future: Student Success, Operational Excellence and Employee Success & Excellence. The new Apprenticeship center embodies each of these three priorities through innovative and student focused learning environments that meet and exceed current market opportunities in the construction trades. Recruitment and retention of both students, faculty, staff and trade partners will be increased by providing spaces where people want to be and the trades are showcased.

The mission of SCC is to provide all students a transformative education which provides opportunities for growth. The new Apprenticeship center supports this mission by providing innovative learning spaces that prepare students for opportunities in the workplace and with local trade unions and organizations.

Community Colleges of Spokane's critical priorities and the SCC mission are elevated by relocating the current program back to the main campus. In addition, a new Apprenticeship Center that meets safety, green-building, statutory, and code requirements promotes both efficient and responsible facility stewardship, while providing students healthy and inspiring learning spaces.

Lastly, the new Apprenticeship Center enhances SCC's commitment to stewardship by reallocating maintenance resources from four old buildings into one new building with modern services and infrastructure where the investment supports and increases the viability of the program.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attachedC100]:**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]:**

This is a new facility, and the design includes following the Best Practices to Reduce Greenhouse Gas Emissions and compliance with Clean Buildings legislation:

- a) Above code HVAC system efficiency.
- b) This project will utilize an open loop ground source heat pump system as the primary means of building heating without eliminating the use of fossil fuels and greatly improving building energy efficiency. The cooling system will similarly utilize geothermal energy, but will not utilize compressors, further reducing the building energy use.
- c) Building domestic hot water will be generated using heat pump water heaters.
- d) During design energy modeling and benchmarking to similar building types will be utilized to understand the potential energy use of the building and inform the design, construction, and commissioning efforts.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

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Project Title: Spokane: Apprenticeship Center

## Description

- e) Post occupancy commissioning will be implemented to validate systems operating at peak efficiency and within the EUI targets established during design to align with the Clean Building Performance Standards.
- f) Time of day and occupancy programming of lighting.
- g) Efficient lighting and use of LED.
- h) Minimize building surface area for necessary floor area.
- i) Roofing materials with high solar reflectance and reliability.

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program, and potential decision).

The demographics for Spokane Colleges align with the demographics of the county. Students of color make up around 18%. Spokane is not as racially diverse as other areas of the state, but it plays a crucial role occupying one of the largest geographical areas of the state being the only community college system in the far eastern and northeastern area of the state. It serves a geographical area of seven counties. The Spokane College system attracts a lot of rural and economically under-represented students.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

Yes, this project is eligible for Direct Pay as it will include a geothermal heating and cooling system, solar PV for onsite electricity generation, and EV charging stations.

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

This project request outlines the necessity and benefits of constructing a new facility for our college's construction apprenticeship programs, serving both the college and the regional community. The proposed facility aims to reflect the dynamic and evolving nature of the construction industry in the Inland Northwest by:

- a) Enhancing Visual Representation: The new facility will offer a modern and positive visual representation of the construction industry, showcasing its growth and evolution. This will instill pride and confidence in the community, students, and industry partners.
- b) Increasing Credibility: Upgrading to a state-of-the-art facility will enhance the credibility of our construction apprenticeship programs. It will present a more accurate and professional image of the apprenticeship experience compared to the current, outdated facility.
- c) Advanced Learning Opportunities: The new facility will provide students with the opportunity to engage with the latest learning techniques and processes. Equipped with current tools, equipment, and technology, the facility will ensure students are well-prepared for the demands of the modern construction industry.
- d) Future-Proofing Education: Designed with adaptability in mind, the new facility will accommodate future changes in the construction industry. This flexibility will ensure that our programs remain relevant and continue to meet industry standards and expectations.

Building a replacement facility for our construction apprenticeship programs is crucial for the continued success and growth of our college and regional community. It will create a visually appealing and credible environment, offer advanced learning opportunities, and ensure our programs stay current with industry advancements.

### 14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

Design funding was originally appropriated in 2021. The design process has however been put on hold as the construction funding has not been appropriated. Due to building code and other changing regulatory requirements, the design process is



**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:40PM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

**Description**

not able to restart until a reasonable construction start date has been identified. The design funding needs to be reappropriated to allow this process to continue forward once a construction start has been identified.

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	46,869,000	326,000	35,000	3,007,000	43,501,000
	<b>Total</b>	<b>46,869,000</b>	<b>326,000</b>	<b>35,000</b>	<b>3,007,000</b>	<b>43,501,000</b>

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.3	1.0	1.0	1.0	1.0
001-1	General Fund-State	40,403	121,210	121,210	121,210	121,210
	<b>Total</b>	<b>40,403</b>	<b>121,210</b>	<b>121,210</b>	<b>121,210</b>	<b>121,210</b>

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 9/3/2024 2:40PM

**Project Number:** 40000107

**Project Title:** Spokane: Apprenticeship Center

**Operating Impacts**

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**Narrative**

13,118 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Mar 2027). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

2025-27 Biennium

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000107	40000107
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	Spokane Community College
Project Name	Spokane: Apprentice Center
OFM Project Number	40000107

**Contact Information**

Name	Darrell Jennings
Phone Number	360-407-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	59,683	MACC per Gross Square Foot	\$553
Usable Square Feet	41,778	Escalated MACC per Gross Square Foot	\$585
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.12%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	9.00%	Location Used for Tax Rate	Spokane, WA
Contingency Rate	5%		
Base Month (Estimate Date)	August-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start	April-22	Predesign End	June-22
Design Start	August-24	Design End	September-25
Construction Start	September-25	Construction End	March-27
Construction Duration	18 Months		

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**Project Cost Summary**

Total Project	\$44,340,450	Total Project Escalated	\$46,762,757
		Rounded Escalated Total	\$46,763,000
Amount funded in Prior Biennia			\$3,368,000
<b>Amount in current Biennium</b>			<b>\$43,395,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$203,917		
Design Phase Services	\$1,703,265		
Extra Services	\$1,082,800		
Other Services	\$1,240,482		
Design Services Contingency	\$211,523		
<b>Consultant Services Subtotal</b>	<b>\$4,441,987</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$4,575,236</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$33,018,990	Maximum Allowable Construction Cost (MACC) Escalated	\$34,915,729
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,650,949		\$1,750,502
Non-Taxable Items	\$165,095		\$175,051
Sales Tax	\$3,135,203	Sales Tax Escalated	\$3,315,768
<b>Construction Subtotal</b>	<b>\$37,970,237</b>	<b>Construction Subtotal Escalated</b>	<b>\$40,157,050</b>

Equipment			
Equipment	\$1,030,013		
Sales Tax	\$92,701		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$1,122,714</b>	<b>Equipment Subtotal Escalated</b>	<b>\$1,190,415</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$232,651</b>	<b>Artwork Subtotal Escalated</b>	<b>\$232,651</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$572,861		
<b>Project Administration Subtotal</b>	<b>\$572,861</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$607,405</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$0</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$0</b>

Project Cost Estimate			
Total Project	<b>\$44,340,450</b>	Total Project Escalated	<b>\$46,762,757</b>
		Rounded Escalated Total	<b>\$46,763,000</b>

## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0				\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$4,575,236	\$3,089,413	\$1,485,823		\$0
<b>Construction</b>					
Construction Subtotal	\$40,157,050		\$40,157,050		\$0
<b>Equipment</b>					
Equipment Subtotal	\$1,190,415		\$1,190,415		\$0
<b>Artwork</b>					
Artwork Subtotal	\$232,651	\$19,674	\$212,977		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$607,405	\$258,913	\$348,492		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$0				\$0
<b>Project Cost Estimate</b>					
Total Project	\$46,762,757	\$3,368,000	\$43,394,757	\$0	\$0
	\$46,763,000	\$3,368,000	\$43,395,000	\$0	\$0
Percentage requested as a new appropriation			93%		

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

The request is for construction phase funding. Once received, the college will proceed with construction.

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

The project has been funded through design, but paused after the pre-design was approved to avoid redesign costs from stopping/restarting design.

To avoid project delays, the college will initiate the design this fall if construction funding looks viable in the 2025-27 biennium.

**What is planned with a future appropriation?**

No additional appropriations are anticipated after construction funding in this request is appropriated.

## Cost Estimate Details

### Acquisition Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease	\$0				
Appraisal and Closing	\$0				
Right of Way	\$0				
Demolition	\$0				
Pre-Site Development	\$0				
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		NA	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$203,917			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$203,917</b>	<b>1.0000</b>	<b>\$203,917</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$1,703,265			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,703,265</b>	<b>1.0164</b>	<b>\$1,731,199</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$115,000			Includes North Road
Geotechnical Investigation	\$12,000			
Commissioning	\$125,000			
Site Survey	\$16,000			
Testing	\$90,000			
LEED Services	\$85,000			
Voice/Data Consultant	\$47,000			
Value Engineering	\$90,000			
Constructability Review	\$78,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$42,000			
Presentation Materials	\$35,000			
NREC (Third Party Cert)	\$12,000			
Hydrogeologist	\$200,000			Geothermal Design
LCCA	\$40,000			
ELCCA	\$35,000			
Radon Design	\$4,000			
FF&E Assistance and Selection	\$52,000			
SEPA	\$4,800			
<b>Sub TOTAL</b>	<b>\$1,082,800</b>	<b>1.0164</b>	<b>\$1,100,558</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$765,235			31% of A/E Basic Services
HVAC Balancing	\$50,000			
Staffing	\$78,750			
Utility Rebate Assistance	\$8,500			
Additional On Site Representation	\$83,000			



Conformed and Record Documents	\$34,000			
Historic and Archeological Mitigation	\$220,997			
<b>Sub TOTAL</b>	<b>\$1,240,482</b>	<b>1.0603</b>	<b>\$1,315,283</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$211,523			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$211,523</b>	<b>1.0603</b>	<b>\$224,279</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$4,441,987</b>		<b>\$4,575,236</b>	

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$865,287			
G20 - Site Improvements	\$1,326,858			
G30 - Site Mechanical Utilities	\$1,007,337			
G40 - Site Electrical Utilities	\$470,063			
G60 - Other Site Construction				
<b>Sub TOTAL</b>	<b>\$3,669,544</b>	<b>1.0346</b>	<b>\$3,796,511</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0346</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$1,101,532			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$4,532,907			
B20 - Exterior Closure	\$3,432,128			
B30 - Roofing	\$2,313,623			
C10 - Interior Construction	\$1,876,382			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$1,282,173			
D10 - Conveying	\$0			
D20 - Plumbing Systems	\$1,782,670			
D30 - HVAC Systems	\$5,114,108			
D40 - Fire Protection Systems	\$424,847			
D50 - Electrical Systems	\$3,963,369			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$1,345,500			
Contractor Mark-Up	\$2,180,206			
<b>Sub TOTAL</b>	<b>\$29,349,446</b>	<b>1.0603</b>	<b>\$31,119,218</b>	
<b>4) Maximum Allowable Construction Cost</b>				

MACC Sub TOTAL

\$33,018,990

\$34,915,729

\$553

\$585 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders \$1,650,949

Other

Insert Row Here

Sub TOTAL \$1,650,949

1.0603

\$1,750,502

8) Non-Taxable Items

Building Permit 0.5% \$165,095

Insert Row Here

Sub TOTAL \$165,095

1.0603

\$175,051

9) Sales Tax

Sub TOTAL \$3,135,203

\$3,315,768

CONSTRUCTION CONTRACTS TOTAL \$37,970,237

\$40,157,050

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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$95,738				
E20 - Furnishings	\$211,283				
F10 - Special Construction	\$225,997				
IT-Telecom / AV Equipment	\$496,996				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,030,013</b>		<b>1.0603</b>	<b>\$1,092,123</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0603</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$92,701</b>			<b>\$98,292</b>	
<b>EQUIPMENT TOTAL</b>					
	<b>\$1,122,714</b>			<b>\$1,190,415</b>	

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## Cost Estimate Details

### Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$232,651				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$232,651</b>		<b>NA</b>	<b>\$232,651</b>	

Green cells must be filled in by user

## Cost Estimate Details

### Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
SCC Project Coordination (Clerk of the Works)	\$520,783				
Facilities Support Services	\$52,078				
<i>Subtotal of Other</i>	<i>\$572,861</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$572,861</b>		<b>1.0603</b>	<b>\$607,405</b>	

Green cells must be filled in by user

## Cost Estimate Details

### Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$0</b>		<b>1.0346</b>	<b>\$0</b>	

Green cells must be filled in by user

**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*



**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Spokane Community College: Apprenticeship Center

**OFM project number:** 40000107      **Legislative district(s):** 3, 4, 6, 7

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Pre-design to OFM</b>	<b>Const.-phase funding request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>August 2022</i>	<i>TBD</i>
Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers	Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers	Associated General Contractors, Carpenters, Heavy Equipment Operators, Laborers	
Bricklayers and Allied Crafts	Bricklayers and Allied Crafts	Bricklayers and Allied Crafts	
Cement Masons Heat and Frost Insulators	Cement Masons Heat and Frost Insulators	Cement Masons Heat and Frost Insulators	
Elevator Construction	Elevator Construction	Elevator Construction	

**SBCTC program updates for major projects included in a capital budget request**

Finishing Trades (Painters, Drywall, Glazier)	Finishing Trades (Painters, Drywall, Glazier)	Finishing Trades (Painters, Drywall, Glazier)	
Roofers	Roofers	Roofers	
Avista Gas Welding	Avista Gas Welding	Avista Gas Welding	
Spokane Home Builders, Residential Carpentry	Spokane Home Builders, Residential Carpentry	Spokane Home Builders, Residential Carpentry	
Roofers	Roofers	Roofers	
Skilled Trades Preparation (Pre- Apprenticeship)	Skilled Trades Preparation (Pre- Apprenticeship)	Skilled Trades Preparation (Pre- Apprenticeship)	
Mass Timber Manufacturing and Construction (CLT)	Mass Timber Manufacturing and Construction (CLT)	Mass Timber Manufacturing and Construction (CLT)	
Electrical trades	Electrical trades	Electrical trades	

**Added Program\* Impacts**

AutoCAD Drafting  
Mechanical Engineering Technology

*\*Pending CCS Board of Trustee approval Sept. 20, 2022*

July 17, 2024

Clint Brown  
Director of Capital Construction  
CCS District Facilities | Capital Projects  
3939 N. Freya Street, MS 1035  
Spokane, WA 99217-5499

*RE: Project Cost Increases  
SCC Apprenticeship Center | Amend Request to 22-229B(2)  
Owner Project No. 2022-229  
Integrus Project No. 22217.01*

Dear Clint:

To support the Community Colleges of Spokane capitol budget request for the Spokane Community College Apprenticeship Center Integrus Architecture along with our consultants MW Engineers and Roen Associates have prepared an updated cost estimate to align with current market conditions.

Since the original estimate was completed, the construction industry has experienced extreme volatility in labor and material availability and costs. This volatility has led to cost escalation that far exceeds historic values. To evaluate this escalation, regional general contractors and subcontractors were engaged to validate the realized increases within Spokane, and similar project types within the region were used as benchmarks for construction costs.

Increases to construction material pricing included changes in concrete, steel, cladding materials, roofing, doors, along with interior finish products. These were verified by reviewing current projects with multiple Spokane based concrete, roofing, and steel subcontractors along with a review by two general contractors. Increases to mobilization and installation have also been included to account for current labor markets.

The construction schedule has also been adjusted from 12 months to 18 months. This was done after a review by two general contractors, our cost estimating consultant, and with the design team. Due to the size of this building and the work that will be required, an 18 month schedule is more closely aligned with what we have seen on similar projects.

Mechanical, Electrical, and Plumbing material and installation costs have been estimated based on a review by regional subcontractors and a comparison of three similarly scaled technical education projects within the region. Additionally, at the time the predesign was completed, the 2021 Washington State Energy Code (WSEC) was in draft format. With the approved version now available for review, the impacts on MEP systems have been evaluated, and unforeseen requirements have been incorporated into the cost estimate.

NAME

Page 2

[DATE OF LETTER]

An in-depth analysis of the 2021 WSEC was performed to understand the cost premiums over the 2018 WSEC, used at the time of the predesigns, and those assumptions used in developing the original predesign estimate.

A cost estimate comparison page is attached that outlines the changes in each Unifomat division.

We understand that the college has not identified any other funding sources but will work to mitigate the project costs. During the design phase the college will work with the design team to look for opportunities to reduce project square footage and look for building efficiencies without changing the function and programming of the building spaces. The team will work to be cost effective with all design decisions including material and building system selections.

Our team understands the importance of this project for the college and is pleased to work with your team to prepare these estimates and look for opportunities to reduce project costs.

Sincerely,

INTEGRUS ARCHITECTURE, P.S.



Dan Snook, AIA

Architect / Associate Principal

document1

pc: Becky Barnhart

Kandis Larsen

David Head

Areil Birtley

707 SW WASHINGTON ST  
SUITE 1200  
PORTLAND, OR 97205  
503.221.0150 | OFFICE  
503.295.0840 | FAX

117 S MAIN ST  
SUITE 100  
SEATTLE, WA 98104  
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10 S CEDAR ST  
SPOKANE, WA 99201  
PO BOX 1482 (99210)  
509.838.8681 | OFFICE  
509.838.2194 | FAX

Project Owner: **Community Colleges of Spokane**  
Project Name: **SCC Apprenticeship - Gaining Momentum**  
Project Location: Spokane, WA  
Project Start Date: TBD  
Estimate Date: 7/10/2024 Revised

Architect: Integrus Architects  
Project Duration: 18 MO  
Building GSF: 59,683  
Site GSF: 235,000

ESTIMATE SUMMARY						6/29/2022 Estimate	Cost Deltas	%	Notes		
No.	Description	Quantity	Unit of Measure	Unit Cost	Total Estimated Cost						
A10	Concrete Work	59,683	BGSF	\$16.05	\$957,854	\$798,661	\$159,192	20%	Concrete \$130 / cy to \$170 / cy Price Increase		
A20	Basement Construction	59,683	BGSF	\$0.00	\$0	\$0	\$0				
B10	Superstructure	59,683	BGSF	\$66.04	\$3,941,659	\$3,357,948	\$583,710	17%	Steel Pricing Increases, and Adjustments In Load Calculations		
B20	Exterior Enclosure	59,683	BGSF	\$50.01	\$2,984,460	\$2,431,686	\$552,774	23%	Material Price Increases and Assembly Cost Adjustments		
B30	Roofing	59,683	BGSF	\$33.71	\$2,011,846	\$1,254,522	\$757,324	60%	Material and Installation Pricing Increases		
C10	Interior Construction	59,683	BGSF	\$27.34	\$1,631,636	\$1,132,599	\$499,038	44%	Interior Assembly Cost Adjustments, Door Price Increases		
C20	Stairs	59,683	BGSF	\$0.00	\$0	\$0	\$0				
C30	Interior Finishes	59,683	BGSF	\$18.68	\$1,114,933	\$741,531	\$373,403	50%	Installation and Material Price Increases		
D10	Conveying Systems	59,683	BGSF	\$0.00	\$0	\$0	\$0				
D20	Plumbing	59,683	BGSF	\$25.97	\$1,550,148	\$1,212,000	\$338,148	28%	MW Engineering Cost Adjustments		
D30	HVAC	59,683	BGSF	\$74.51	\$4,447,050	\$3,450,000	\$997,050	29%	MW Engineering Cost Adjustments		
D40	Fire Protection	59,683	BGSF	\$6.19	\$369,432	\$307,860	\$61,572	20%	MW Engineering Cost Adjustments		
D50	Electrical	59,683	BGSF	\$57.75	\$3,446,408	\$2,552,895	\$893,513	35%	MW Engineering Cost Adjustments		
E10	Equipment	59,683	BGSF	\$1.39	\$83,250	\$57,550	\$25,700				
E20	Casework & Furnishings	59,683	BGSF	\$3.08	\$183,724	\$153,704	\$30,020				
F10	Special Construction	59,683	BGSF	\$0.00	\$0	\$0	\$0				
F20	Selective Demolition	59,683	BGSF	\$0.00	\$0	\$0	\$0				
G10	Site Preparation	59,683	BGSF	\$12.61	\$752,423	\$545,933	\$206,490	38%	Mobilization Cost Adjustment and Material Price Increases		
G20	Site Improvements	59,683	BGSF	\$19.33	\$1,153,790	\$966,300	\$187,490	19%	Material Price Increases		
G30	Site Civil / Mech Utilities	59,683	BGSF	\$14.68	\$875,945	\$738,375	\$137,570	19%	Material Price Increases		
G40	Site Electrical Utilities	59,683	BGSF	\$6.85	\$408,750	\$225,000	\$183,750	82%	MW Engineering Cost Adjustments		
G50	Other Site Construction	59,683	BGSF	\$0.00	\$0	\$0	\$0				
Z10	General Requirements	59,683	BGSF	\$19.60	\$1,170,000	\$600,000	\$570,000	95%	Schedule Increase from 12 to 18 months, Monthly GC Adj.		
<b>Building and Sitework Subtotal</b>					<b>\$27,083,308</b>	<b>\$20,526,563</b>	<b>\$6,556,744</b>				
Design Contingency				15.00%	\$4,062,496	\$3,078,985	\$983,512	32%			
Subtotal					\$31,145,804	\$23,605,548	\$7,540,256				
Contractor Mark Up (Overhead, Profit, Insurance, P&P Bond & Sub Bonds)				7.00%	\$2,180,206	\$1,652,388	\$527,818	32%			
Subtotal					\$33,326,010	\$25,257,936	\$8,068,074	32%			
Escalation Not Included - See C100						\$0	\$0				
<b>BUILDING AND SITE GRAND TOTAL</b>					<b>59,683</b>	<b>BGSF</b>	<b>\$558.38</b>	<b>\$33,326,010</b>	<b>25,257,936</b>	<b>\$8,068,074</b>	<b>32%</b>

Estimate excludes soft costs such as design fees, permits, testing / inspections, construction change order contingencies, loose fixtures / furnishings and sales tax.

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:41PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

**Description**

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 19

**Project Summary**

Replace 26,730 gross square feet (GSF) building with a new 43,200 GSF facility.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

The College has owned the Cole Library for 54 years and it is in poor condition. The College has good current space utilization at 18.65 hours per week in classrooms and 11.36 hours per week in labs which will increase to 19.09 and 13.83 for classrooms and labs respectively in 2026 with this project. The proposed project is key to achieving the Goals and Vision of the SVC Strategic Plan and will support key partnerships in the community and with local K-12's.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace a 26,730 gross square feet (GSF) building with a new 43,200 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The new library design incorporates the needs of our current students. Extensive student, faculty, and staff focus groups were conducted to identify needs and requirements. In embracing this project which engages both "books & bites", SVC recognizes the changing role of a campus library and uses this to engage students by bringing culinary arts closer to our students and the community in a modern setting which incorporates both virtual and physical books and library resources.

**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

**Move to Other On-Campus Facilities:** There are no other facilities available on the SVC Campus capable of housing a modern technology-focused academic library.

**Relocate Off-Campus:** This option was rejected as there are no suitable site alternatives near the college. Also, there are inefficiencies and greater costs in operating a remote site. Students' access to the library and technology help services would be severely limited.

**Renovate and expand the existing building:** The general space relationships and the configuration of the existing building does not provide the flexibility to reconfigure the space and functional interrelationships needed for the library to respond to new paradigm in academic support and research.

**Renovate and expand the Cardinal Center:** This option was explored in the Culinary Arts Master Plan. It proposes expansion and renovation of the existing kitchen in the Cardinal Center and adding a replacement Library in a two-floor addition over the existing northern portion of the Cardinal Center. This alternative was not pursued due to:

- Negative impact on the on-going operation of the Cardinal Center.
- Longer period of construction from complexity of bringing new structure through existing.
- Higher cost compared to the preferred option. (see C-1200 for Alternates in attachment 6.1)

**Do Nothing:** This option was rejected as the need to address an effective reorganization of library functions in the available space and operational impacts from the lack of Culinary Arts Labs to the program are considered critical.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:41PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

## Description

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 11.3 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The replacement of the library with new construction is the first project listed in the 15-year (near-term) development plan of the 2013 Institutional Master Plan. The new Library/CA Building meets the following "Themes" that form the basis of the 2013 SVC Master Plan.

Consolidation: Student and faculty access to media support and technology is currently spread across many other campus buildings. A new Library/CA Building that focuses on integrated informational access and support will facilitate consolidation of instructional media and technology access in a single facility.

Improving Campus Experience for Students: New concepts in academic library operation places a focus on integrated informational access and individual student support in addition to providing physical books. By providing an integrated, one-stop location for student support physically located at the campus "front door", the new Library/CA Building will be well positioned to engage SVC students and faculty, enriching their curricular, co-curricular, and social experiences on campus.

The 15-year Development Plan also proposes a revised main entry at the east parking lot that heightens the sense of collegiate entry. It has identified the creation of walkways and tree lined planting strips to provide pedestrian circulation through the parking lot towards a new Multipurpose Classroom and Library Building. The Master Plan proposes, and this project will create, a much-desired east-west pedestrian promenade providing broad pathways and clear visual corridors to the center of campus.

Incorporating the needed space for Culinary Arts together with the library's replacement was a key element of this master planning effort.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

Skagit Valley College is required to comply with HB1257 Clean Building Standard and HB1390 Decarbonization. This project will replace one of the Tier 2 buildings on our Mount Vernon Campus that is connected to a distributed energy system. The

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:41PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

## Description

new building will be designed to meet or exceed current energy efficiency standards, will be equipped with solar panels and will have all the sub-meters necessary to ensure the building meets or exceeds the Clean Building Standard EUI target for this structure.

The project includes the following best practices for reducing greenhouse gas emissions:

- a) Above code HVAC system efficiency
- b) Energy efficient heat pump technology instead of natural gas or electric resistance heating systems
- c) Post-occupancy commissioning
- d) Photovoltaic energy systems
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Roofing materials with high solar reflectance and reliability
- h) Building oriented for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- j) Increased transportation choices – drive, walk, bike, or public transit

### **11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Skagit Valley College achieved Hispanic Serving Institution (HSI) status in 2024. Skagit County and our surrounding Mount Vernon Community has a significant Hispanic population which has been historically underserved and underrepresented in higher education. In addition, Skagit Valley College has partnerships in place with the Native American Tribes in our area. This project will create a new East Campus Entry and collocate student support resources within the new Library/Culinary Arts building. The programming, building design, and finishes will create a culturally welcoming and inclusive environment and provide targeted support services that will benefit these under-represented groups.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).** Based upon a comparison of the project scope of work and Chapter 1.7, this project does not appear to be eligible for Direct Pay.

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

Skagit Valley College and our consultant team Hacker/RMC is really excited to have the design for our Library/Culinary Commons building completed, and the opportunity to request construction funding in the 2025-2027 biennium.

We are proud of the work our team has done to stay true to the original intent, programming and size of this project. We have worked hard to be creative and responsive to the economic and social changes that have occurred over the past four years by controlling and mitigating escalating costs to the extent possible.

We ask that you fund construction of this bid ready project in the next biennium, helping us to realize the benefit of this wonderful new building for our students, staff and surrounding community and to avoid any further escalation related additional costs caused by delay.

### **14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

In 2021-2023 Skagit Valley College received funding for the design of this building. Ninety percent of the design was completed in FY 2024. We expect to receive funding in the 2025-2027 biennium which will enable this project to continue on



**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:41PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

**Description**

schedule and avoid further escalations in design and construction costs.

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A this project is not specifically linked to the Governor’s Salmon Strategy.

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Mount Vernon

County: Skagit

Legislative District: 040

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
057-1	State Bldg Constr-State	39,837,000	931,000	1,014,000	312,000	37,580,000
147-6	HE Plant Accounts-Non-Appropriat	3,999,000				3,999,000
	<b>Total</b>	<b>43,836,000</b>	<b>931,000</b>	<b>1,014,000</b>	<b>312,000</b>	<b>41,579,000</b>
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State					
147-6	HE Plant Accounts-Non-Appropriat					
	<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	0.4	0.9	0.9	0.9	0.9
001-1	General Fund-State	48,649	116,757	116,757	116,757	116,757
	<b>Total</b>	<b>48,649</b>	<b>116,757</b>	<b>116,757</b>	<b>116,757</b>	<b>116,757</b>

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 9/3/2024 2:41PM

**Project Number:** 40000110

**Project Title:** Skagit: Library/Culinary Arts Building

**Operating Impacts**

**Narrative**

12,636 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Month/Year). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

2025-27 Biennium

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000110	40000110
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Skagit Valley College
Project Name	Library and Culinary Arts
OFM Project Number	40000256

Contact Information	
Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

Statistics			
Gross Square Feet	39,366	MACC per Gross Square Foot	\$701
Usable Square Feet	30,350	Escalated MACC per Gross Square Foot	\$754
Alt Gross Unit of Measure			
Space Efficiency	77.1%	A/E Fee Class	B
Construction Type	Libraries	A/E Fee Percentage	7.33%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	8.80%	Location Used for Tax Rate	2405 E College Way Mt Vernon, WA 98273
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	Demolish A05680
Project Administered By	DES		

Schedule			
Predesign Start	November-21	Predesign End	April-22
Design Start	July-22	Design End	May-25
Construction Start	September-25	Construction End	February-28
Construction Duration	29 Months		

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**Project Cost Summary**

Total Project	<b>\$40,968,380</b>	Total Project Escalated	<b>\$43,835,697</b>
		Rounded Escalated Total	<b>\$43,836,000</b>
Amount funded in Prior Biennia			<b>\$2,257,000</b>
<b>Amount in current Biennium</b>			<b>\$41,579,000</b>
Next Biennium			<b>\$0</b>
Out Years			<b>\$0</b>

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

Consultant Services			
Pre-design Services	\$206,778		
Design Phase Services	\$1,397,339		
Extra Services	\$1,315,415		
Other Services	\$1,706,855		
Design Services Contingency	\$231,319		
<b>Consultant Services Subtotal</b>	<b>\$4,857,707</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$5,020,516</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$27,612,856	Maximum Allowable Construction Cost (MACC) Escalated	\$29,697,550
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,380,643		\$1,496,617
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,551,490	Sales Tax Escalated	\$2,745,153
<b>Construction Subtotal</b>	<b>\$31,544,988</b>	<b>Construction Subtotal Escalated</b>	<b>\$33,939,320</b>

Equipment			
Equipment	\$2,439,232		
Sales Tax	\$214,652		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$2,653,884</b>	<b>Equipment Subtotal Escalated</b>	<b>\$2,876,812</b>

Artwork			
Artwork Subtotal	\$198,193	Artwork Subtotal Escalated	\$198,193

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$366,895		
<b>Project Administration Subtotal</b>	<b>\$366,895</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$397,715</b>

Other Costs			
Other Costs Subtotal	\$1,346,713	Other Costs Subtotal Escalated	\$1,403,141

Project Cost Estimate			
Total Project	<b>\$40,968,380</b>	Total Project Escalated	<b>\$43,835,697</b>
		Rounded Escalated Total	<b>\$43,836,000</b>

## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0	\$0			\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$5,020,516	\$1,705,912	\$3,314,604		\$0
<b>Construction</b>					
Construction Subtotal	\$33,939,320	\$0	\$33,939,320		\$0
<b>Equipment</b>					
Equipment Subtotal	\$2,876,812	\$0	\$2,876,812		\$0
<b>Artwork</b>					
Artwork Subtotal	\$198,193	\$16,348	\$181,845		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$397,715	\$0	\$397,715		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$1,403,141	\$534,740	\$868,401		\$0
<b>Project Cost Estimate</b>					
Total Project	\$43,835,697	\$2,257,000	\$41,578,697	\$0	\$0
	\$43,836,000	\$2,257,000	\$41,579,000	\$0	\$0
Percentage requested as a new appropriation			95%		

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

This request will fund the construction phase for this project at Skagit Valley College.

*Insert Row Here*

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

Project has been designed and is ready to proceed to construction once funding is appropriated.

*Insert Row Here*

**What is planned with a future appropriation?**

No future appropriation needed if the project is fully funded.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study	\$206,778				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$206,778</b>		<b>1.0000</b>	<b>\$206,778</b>	Escalated to Design Start
<b>2) Construction Documents</b>					
<b>A/E Basic Design Services</b>	\$1,466,404				69% of A/E Basic Services
LCCA	\$12,603				
Renderings	\$10,082				
Interior/FF&E Design Services	\$59,131				
VE Participation	\$12,099				
Constructability Participation	\$20,680				
Basic Services Add for Remodel	\$54,505				New Vision
Travel and Per Diem	\$40,833				
Adj Basic Services to Actual	-\$278,998				
<b>Sub TOTAL</b>	<b>\$1,397,339</b>		<b>1.0000</b>	<b>\$1,397,340</b>	Escalated to Mid-Design
<b>3) Extra Services</b>					
Civil Design (Above Basic Svcs)	\$201,136				
Geotechnical Investigation	\$16,938				Direct to Owner
Commissioning	\$50,410				Direct to Owner
Site Survey	\$21,173				Direct to Owner
Testing					
LEED Services	\$62,937				
Voice/Data Consultant	\$52,551				
Value Engineering	\$50,410				
Constructability Review	\$65,533				Direct to Owner
Environmental Mitigation (EIS)					
Landscape Consultant	\$93,965				
Cost Estimating	\$42,421				
Reimbursables	\$28,853				
Structural (Storm & Sewer)	\$55,451				
Acoustical Consultant	\$23,693				
A/V Consultant	\$77,168				
Culinary Design	\$101,325				
Library Programming	\$5,041				
Lighting Design	\$40,707				
Security Consultant	\$39,320				
MEP/FP (Above Basic Svcs)	\$147,682				
Signage	\$40,328				
Achitectural Admin Markup	\$98,373				



Insert Row Here					
<b>Sub TOTAL</b>		<b>\$1,315,415</b>	<b>1.0000</b>	<b>\$1,315,415</b>	Escalated to Mid-Design
<b>4) Other Services</b>					
<b>Bid/Construction/Closeout</b>		\$658,819			31% of A/E Basic Services
HVAC Balancing		\$80,000			Direct to Owner
Staffing					
Materials Testing		\$90,000			Direct to Owner
Envelope Testing		\$50,000			Direct to Owner
Independent Commissioning		\$76,182			Direct to Owner
Travel and Per Diem		\$25,916			
Commissioning Participation		\$20,164			
Interior/FF&E Design Services		\$58,482			
Enhanced CA/CO		\$221,955			
Extra Services		\$379,349			
Basic Services Add for Remodel		\$24,488			New Vision
Geotech Observation		\$21,500			Direct to Owner
<b>Sub TOTAL</b>		<b>\$1,706,855</b>	<b>1.0840</b>	<b>\$1,850,232</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>					
Design Services Contingency		\$231,319			
Other					
Insert Row Here					
<b>Sub TOTAL</b>		<b>\$231,319</b>	<b>1.0840</b>	<b>\$250,751</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>		<b>\$4,857,707</b>		<b>\$5,020,516</b>	

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$1,455,937				
G20 - Site Improvements	\$1,097,189				
G30 - Site Mechanical Utilities	\$1,184,433				
G40 - Site Electrical Utilities	\$881,175				
G60 - Other Site Construction					
General Requirements	\$303,220				
General Conditions	\$308,025				
Contractors O & P	\$263,808				
Bonds & Insurance	\$83,100				
<b>Sub TOTAL</b>	<b>\$5,576,887</b>		<b>1.0419</b>	<b>\$5,810,559</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0419</b>	<b>\$0</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$1,264,887				
A20 - Basement Construction					
B10 - Superstructure	\$2,199,937				
B20 - Exterior Closure	\$2,181,246				
B30 - Roofing	\$1,476,368				
C10 - Interior Construction	\$1,893,880				
C20 - Stairs					
C30 - Interior Finishes	\$926,149				
D10 - Conveying					
D20 - Plumbing Systems	\$485,255				
D30 - HVAC Systems	\$2,708,791				
D40 - Fire Protection Systems	\$207,771				
D50 - Electrical Systems	\$2,945,489				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,102,357				
Built-In Fixtures and Equipment	\$239,725				
Contractors O & P	\$944,116				

General Requirements	\$1,085,162			
Bonds & Insurance	\$297,396			
A10 - Foundations	\$33,346			New Vision
B10 - Superstructure	\$17,874			New Vision
B20 - Exterior Closure	\$19,479			New Vision
C10 - Interior Construction	\$311,876			New Vision
C30 - Interior Finishes	\$233,674			New Vision
D20 - Plumbing Systems	\$21,566			New Vision
D30 - HVAC Systems	\$390,969			New Vision
D40 - Fire Protection Systems	\$35,596			New Vision
D50 - Electrical Systems	\$346,686			New Vision
F20 - Selective Demolition	\$205,332			New Vision
Built-In Fixtures and Equipment	\$100,820			New Vision
General Requirements	\$123,838			New Vision
General Conditions	\$101,452			New Vision
Contractors O & P	\$101,452			New Vision
Bonds & Insurance	\$33,480			New Vision
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$22,035,969</b>	<b>1.0840</b>	<b>\$23,886,991</b>	

**4) Maximum Allowable Construction Cost**

MACC Sub TOTAL **\$27,612,856**  
\$701

**\$29,697,550**  
\$754 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders **\$1,380,643**

Other

Insert Row Here			
<b>Sub TOTAL</b>	<b>\$1,380,643</b>	<b>1.0840</b>	<b>\$1,496,617</b>
<b>8) Non-Taxable Items</b>			
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0840</b>	<b>\$0</b>
<b>9) Sales Tax</b>			
<b>Sub TOTAL</b>	<b>\$2,551,490</b>		<b>\$2,745,153</b>
<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$31,544,988</b>		<b>\$33,939,320</b>

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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$1,828,435				
E20 - Furnishings	\$409,957				
F10 - Special Construction					
Library Shelving	\$200,840				
E20 - Furnishings	\$0				New Vision
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,439,232</b>		<b>1.0840</b>	<b>\$2,644,128</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0840</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$214,652</b>			<b>\$232,684</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$2,653,884</b>			<b>\$2,876,812</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$218,188				0.5% of total project cost for new and renewal construction
Reduce for \$3,999,000 in local funds	-\$19,995				New Vision
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$198,193</b>		<b>NA</b>	<b>\$198,193</b>	

Green cells must be filled in by user

## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
College Construction Coordination	\$195,895				1 temporary FTE
DES PM Fee for local funding	\$171,000				New Vision; DES charge for local funding
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$366,895</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$366,895</b>		<b>1.0840</b>	<b>\$397,715</b>	

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## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$59,383				
Historic and Archeological Mitigation					
Temp building rental	\$803,000				Surge spaces
Permit Fees	\$484,330				
Master Plan updates for parking analysis	\$0				New Vision
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$1,346,713</b>		<b>1.0419</b>	<b>\$1,403,141</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*

## SBCTC program updates for major projects included in a capital budget request

**Project name:** Skagit Valley College: Library/Culinary Arts Building

**OFM project number:** 40000110      **Legislative district(s):** 10, 39, 40

### Authority:

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

### Procedure:

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

### List of programs impacted by project at each milestone:

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Predesign to OFM</b>	<b>Const.-phase funding request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>June 2022</i>	<i>September 2024</i>
Culinary Arts	Culinary Arts	Culinary Arts	Culinary Arts
Library	Library	Library	Library
Student Services	Student Services	Student Services	Student Services



**Skagit Valley College**  
**Library and Culinary Arts Commons**  
DES project #21-250  
OFM project # 40000256  
Construction Funding Request  
July 26, 2024  
**Cost Increase Narrative**

**CONTENTS:**

- 1. Explanation of the unexpected (increased) costs**
- 2. Ways SVC and the project team has mitigated the estimated (increased) costs**
- 3. Identification of other funding that may be applied to the project**

**1. Explanation of the unexpected (increased) costs**

Summary

<u>Item</u>	<u>Description</u>	<u>Value</u>	
A	Additional escalation for construction material cost changes and A/E fee increases since the 2022 Cost Estimate for the request	\$ 4,678,073	
B	State building code changes and requirements imposed by local jurisdiction when project goes through the permitting process	\$ 206,063	*
C	New requirements to meet the state energy performance standard	\$ 209,233	*
	<b>TOTAL</b>	<b>\$ 5,093,369</b>	

\* Construction Cost before mark-ups

**A. Additional escalation for construction materials and A/E fee increases since the 2022 cost estimate**

This project has experienced escalation of construction costs due to inflation above the OFM escalation rate and additional A/E fee increase in-step with construction costs. The construction cost has increased by approximately 19% (*see memo from DCW Cost Estimators in the following pages*). In addition, the 2024 Washington State Fee Schedule for A/E services has increased by an additional 4%.

**B. State building code changes and requirements imposed by local jurisdiction when project goes through permitting process.**

On March 15<sup>th</sup>, 2023, the State and local jurisdictions adopted implementation of the 2021 IBC family of codes. Numerous revisions were made to the Code, resulting in increased construction costs for: increased numbers of Electric Charging Stations, enhanced classroom acoustics, increased size of Accessible spaces and features, and enhanced Emergency Responder Communication coverage.

**C. New requirements to meet new State energy performance standards**

On March 15<sup>th</sup>, 2023, the State and local jurisdictions adopted the 2021 Washington State Energy Code. Numerous revisions were made to the Code, resulting in increased construction costs for: converting mechanical system to an air-source heat pump, converting to heat pump water heater, and providing photovoltaic panels on the roof at the time of construction.

## **2. Ways SVC and the project team has mitigated the estimated (increased) costs**

The project team has worked diligently to mitigate cost increases. During the design phases, significant efforts were made to keep costs low without compromising functionality.

- a. The building area was reduced by 4,000 sf without impacting program area. This was achieved by increasing building efficiency and reducing circulation space within the library by combining it with programmable open study space.
- b. The area of site work was limited to the immediately adjacent zones, specifically focusing on the South Promenade which has the highest impact on campus connectivity and pedestrian experience.
- c. The building floor level was established to be on an accessible route with the existing parking area to minimize extent repaving and of the overall project boundary scope.
- d. A parking count assessment was conducted to mitigate new requirements from the City of Mount Vernon to include additional parking as part of the project scope. The College studied the peak parking demands by counting the number of vehicles in the parking lot and using this data to validate the existing parking capacity.
- e. The amount of construction materials, concrete in particular, was reduced by reducing library stack height to 5' or less, requiring less concrete for anchorage. This contributed significantly to overall construction cost savings.
- f. To reduce the use of water and upfront cost of irrigation infrastructure, landscape was designed to not require temporary or permanent irrigation. The selected plantings can be established by a combination of gator bags and hand watering.
- g. An on-site kitchen equipment evaluation with the design team and culinary staff was conducted to identify kitchen equipment that can be reused instead of replaced.
- h. The College identified furniture that can be reused for swing spaces instead of replacing.

In addition, the College engaged a third-party Value Engineering consultant at the end of Schematic Design. The entire project team participated in collaborative workshops where numerous cost-saving recommendations were reviewed and incorporated in the design.

These concerted efforts during the design process reflect the College's dedication to delivering a high-quality facility while responsibly managing costs.

**3. Identification of other funding that may be applied to the project**

- a. Skagit Valley College has successfully pursued Career Preparation and Launch Equipment grant funding for programs at our institution. It is our intention to do so with this project as well, once construction funding has been approved. The grant opportunities we feel are most appropriate for our project relate to the Culinary Program and might provide grant-related funding for the purchase and installation of culinary equipment needed to support this program element. The cost of the culinary kitchen equipment will be reduced by the amount funded by this grant.
- b. The College receives Minor Program funding each Biennium. It is our intention to look for opportunities to utilize this funding where allowed and appropriate in targeted remodel projects that will help offset increased cost in escalation associated with surge related displacement.

# Memo

June 12, 2024

To: Sienna Shiga, Architect  
 Hacker Architecture

From: Trish Drew, Managing Director  
 DCW Cost and Construction Management

RE: Escalation – Skagit Valley College – Culinary Arts and Library Commons

As requested, DCW is providing a chart of construction escalation from the project’s pre-design cost modeling to current day values.

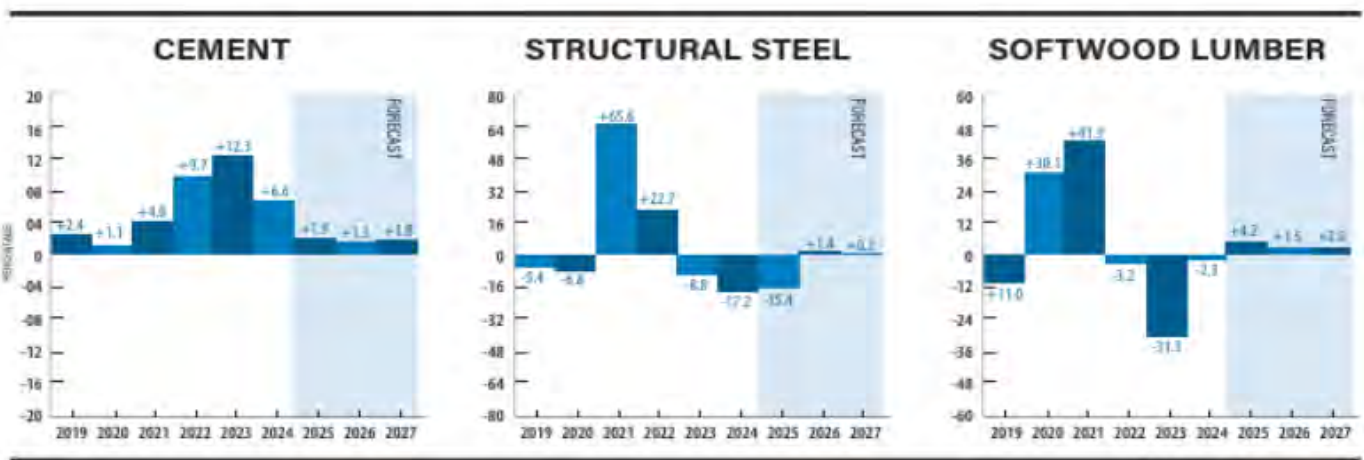
As described by InEight, Escalation is the provision in a cost estimate for increases in the cost of labor, equipment, material due to continuing price changes over time. Escalation is used to estimate the future cost of a project or to bring historical costs to the present.

DCW follows a cost estimating acumen of developing costs based in the current market and applying an escalation factor to manage the potential market risks as the project moves through design.

Our resources to support the DCW escalation recommendation include the following: Discussions with vendors, manufactures and installers specifically related to the project’s design elements.

- Current bid tabs from WSDOT and local municipalities
- US Bureau of Labor statistics
- Engineering News Record- Regionally based. (ENR),
- RLB Cost Indexes
- FRED

Since the pre-design C-100 submission submitted March 3, 2022, projects throughout the Pacific Northwest have continued to escalate. Factors related to escalation include labor shortages and material volatility. Below shows three primary project elements and their volatility over time. The source is the S&P Global Market Intelligence as published in ENR.





ENR- Published March 20, 2023, showing the national average annual increase from the previous year.



ENR – Published March 18, 2024, showing the national average increase from the previous year.



The ENR indices indicate a 9.6% national average increase since the March 2022 C-100 publishing.

DCW also evaluated the Rider Levett Bucknall statics for March 2022 to March 2023 and March 2023 and March 2024. These factors show a combined increase of 12.87% on a regional basis.

The nature of the increase in the SVC region is related to labor shortages, wage increases, material demand, and project abundance.



## COMPARATIVE COST INDEX



The data provided shows escalation of between 9.6% to 12.87% from March 2022 to March 2024. Since March of 2024, DCW is tracking an approximate .7% per month cost escalation factor. We are also seeing volatility in the concrete and steel markets.

The Office of Financial Management's current C-100 offers a 3.33% escalation factor. We would encourage Skagit Valley College to make sure that the planned start dates are accurate to assure proper escalation coverage. Currently, we are seeing escalation factors at 4.01% per annum. Therefore, DCW is stating there was a 17.62% increase from March 2022 to March 2024. We would also recommend carrying an additional 2% escalation over the prescribed escalation factor in the C-100.

Please let me know if you have questions.

Thanks



Trish Drew  
 Managing Director

Name	Detail	Value	Notes
MACC Base at Predesign March 2022		\$ 20,791,052	from C-100 based on DCW Cost Estimates dated March 17, 2022
Escalation from March 2022 to March 2024*	17.62%	\$ 3,663,383	DCW escalation memo dated June 13, 2024
March 2024 to May 2024*	1.40%	\$ 291,075	DCW escalation memo dated June 13, 2024
<b>TOTAL increased escalation</b>	<b>19.02%</b>	<b>\$ 3,954,458</b>	

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 11:02AM

Project Number: 40001333

Project Title: Clean Buildings Compliance - Equipment Inventory and Reporting

**Description**

Starting Fiscal Year: 2026

Project Class: Preservation

Agency Priority: 20

**Project Summary**

This project addresses two key requirements of the Clean Buildings Performance Standard – documenting a complete inventory of all building equipment and systems as a basis for Operations and Maintenance plans, and hiring “Qualified Persons”, per the Standard, who must submit the required compliance reports.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.**

Every Community and Technical College has buildings subject to the Clean Buildings Performance Standard, over 330 buildings and 8 district energy systems totaling over 18 million gross square feet across all campuses. To meet compliance requirements, which begin in July 2025, each College must develop and maintain rigorous operations and maintenance plans, which “shall contain an inventory of equipment, systems and controls to be inspected and maintained and a maintenance plan describing the goals, objectives, and execution of the systems maintenance program.” (WAC 194-50-130)

The Colleges’ current standard operating practices include a library of equipment manuals, but no established comprehensive asset inventory and management system. The State Board has invested in the necessary asset management software, but getting it built out is a slow and tedious process when using existing staff. As a result, most campuses will be unable to meet this compliance requirement by their deadline using currently available resources.

The qualifications defined for compliance reporters lie outside the skills and certifications currently defined for the majority of facilities operations and maintenance staff. Current expectations are that Colleges must either provide professional training/certification for existing staff or contract an outside vendor for all compliance reporting.

**2. What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Please provide detailed cost backup.**

The asset inventory work will produce complete asset inventories that includes:

- Item name
- Manufacturer
- Serial number
- Age
- Condition assessments
- Operating parameters
- Calibrations (where appropriate)
- Preventative maintenance tasks and schedules

The qualified reporter elements of this project will produce either training and certification of existing staff to meet qualified person requirements or professional service contracts to complete compliance reporting by deadline, as appropriate for the institution.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 11:02AM

Project Number: 40001333

Project Title: Clean Buildings Compliance - Equipment Inventory and Reporting

## Description

Implementation will be phased across the two-year period to address each need within time to meet their compliance deadlines.

- July 1, 2025 – June 30, 2026: Complete asset inventories for all campuses
- July 1, 2026 – June 30, 2027: Train & certify, or contract Qualified reporters

### COST ESTIMATES

Total estimated cost for contractor-led inventories = \$5,202,000

Total project cost for qualified reporter = \$5,410,000

### **3. How would the request address the problem or opportunity identified in question 1? What would be the result of not acting?**

**This project directly addresses new operational data records and staff training qualifications/professional service capacity, defined in the Clean Buildings Performance Standard, that are not currently included within existing operation capacity. Completing this work will help the Colleges fully meet compliance requirements and lays the foundation for low-level operational costs across future compliance cycles.**

Failure to complete the asset inventories will result in failure to comply penalty fees (\$5,000 plus up to \$1.00 per square foot per year for buildings greater than 50,000 gross square feet, and up to \$0.30 per square foot for buildings greater than 20,000 gsf but less than 50,000.)

Failure to develop qualified reporters among existing staff will necessitate seeking higher cost professional service contracts, with existing operating funds.

### **4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.**

Some Colleges have staff who could meet the qualified person criteria with additional training before the reporting deadlines, others do not and will need to rely upon professional service contracts. This specific task will be addressed as a best fit solution for each College, given their current staff capacity and compliance deadlines.

The best feasible alternative is an in-house effort that would require dedicated time from existing staff who are currently fully tasked with daily operations, maintenance, and repairs. That capacity is unavailable on most campuses. Hiring and training new staff specifically for this short-term project work would be inefficient relative to contracted professional services.

### **5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.**

Professional facilities management staff will be provided the support necessary to both meet immediate CBPS compliance requirements and implement long-term, data-driven O&M of the Colleges' buildings and systems. Which will, by intent of the Standard, improve building energy efficiency and systems reliability, and reduce unexpected downtime and emergency repairs, thereby providing stable and reliable infrastructure within which the Colleges pursue their teaching, learning, and community development missions.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 11:02AM

Project Number: 40001333

Project Title: Clean Buildings Compliance - Equipment Inventory and Reporting

## Description

**6. Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share of project cost allowable and the supporting citation or documentation.**

No

**7. Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.**

This project will create critical foundations upon which the Colleges may build long-term compliance with the Clean Buildings Performance Standard and follow professional best-practices for efficient, cost-effective, risk reduction via systemic building maintenance.

**8. Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)**

No. This request will perform an asset inventory of equipment for entry into an existing data system.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 14 (Puget Sound Recovery and Governor's Salmon Strategy) in the 2025-27 Operating Budget Instructions.**

N/A

**10. Updated How does this project contribute to meeting the greenhouse gas emissions limits established in RCW 70A.45.050, clean buildings performance standards in RCW 19.27A.210, or other statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate. For buildings subject to the clean buildings performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking.**

The CTC system is comprised of 34 Colleges and 54 discrete locations/campuses that include:

- 9 District energy systems
- 981 active, owned buildings (total 21.7 million gsf)
  - 149 are greater than 50,000 gross square feet (12.1 million gsf)
  - 187 are between 20,000 and 50,000 gross square feet (6.1 million gsf)
- 62 active, leased buildings (total 1.4 million gsf)
  - 5 are greater than 50,000 gross square feet
  - 10 are between 20,000 and 50,000 gross square feet

Compliance deadlines are defined by building sizes and all documentation and programs must start no later than 12 months prior to the deadline. Implementation deadlines, therefore, are:

- July 1, 2025 – Buildings greater than 220,000 gsf (Tier 1A) = 5 Colleges
- July 1, 2026 – Buildings greater than 90,000, but less than 220,000 gsf (Tier 1B) and all buildings between 20,000 and 50,000 gsf (Tier 2) = 33 Colleges
- June 1, 2027 – Buildings between 50,000 and 90,000 gsf (Tier 1C) = 32 Colleges



699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 11:02AM

Project Number: 40001333

Project Title: Clean Buildings Compliance - Equipment Inventory and Reporting

**Description**

Compliance reports are due at the same intervals one year after the stated implementation deadlines.

Each College will have some mix of compliance for decarbonization, campus-level compliance, and/or individual building reports at some or all of the Tiered levels depending upon whether the building is connected to a district system, is connected with other buildings on a single campus, or sits independently either on campus or at a satellite location.

This project addresses uniformly applicable needs for all the compliance reporting.

**11. How is your proposal impacting equity in the state? Which communities are impacted by this proposal? Include both demographic and geographic communities. How are disparities in communities impacted?**

Washington’s community and technical colleges serve nearly 272,000 students each year across 34 colleges throughout the state. Our colleges are inclusive and diverse. Our students are more likely to be the first in their families to attend college, come from lower-income families, be people of color, hold down jobs, and care for parents or children. The median age is 26. This project will also benefit students with a wide array of goals, from learning basic skills, training for careers, or transferring to another college or university.

**12. New Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

No

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

There are many new operating costs defined in the requirements of the CBPS. It is a big lift to build the databases, get everything clearly documented, and build necessary staff capacity. Once those foundations are laid, however, future costs of administration, data management, and reporting, which must continue each year, will be less (on an annual basis).

**14. Updated Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. New If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

In the agency summary, include the statement, “Related to implementing the Governor’s Salmon Strategy.” See Chapter 14 in the 2025-27 operating budget instructions for more information. (Note: This question is not in CBS but does need a response if applicable).

N/A

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/26/2024 11:02AM

Project Number: 40001333

Project Title: Clean Buildings Compliance - Equipment Inventory and Reporting

**Description**

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

N/A

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
26C-1	Climate Commit Accou-State	10,612,000				10,612,000
	<b>Total</b>	<b>10,612,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,612,000</b>
		<b>Future Fiscal Periods</b>				
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
26C-1	Climate Commit Accou-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

One-time costs for data collection and consultants or training



**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001333	40001333
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:10PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

## Description

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 21

### Project Summary

Replace 54,262 gross square feet in five buildings on campus with a single new 60,315 GSF Welcome Center for Student Success.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

- Highline College lacks adequate space and facilities to provide enrollment, advising, and support services to its students and community. Student services are currently scattered across campus in several different buildings causing confusion and frustration.
- Highline College is home to the most culturally and racially diverse, economically disadvantaged, and historically marginalized student body in Washington. The college has a growing number of international, workforce education, Running Start, and veteran students.
- Building 6 was constructed in 1964 and has exceeded its useful life.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2 and 2.6]**

This project will replace 54,262 GSF from demolished buildings 6, 15, 16, and 18 with a single new building of 60,315 GSF.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 2.1 and 3.1]**

The college will consolidate student services functions currently spread throughout campus into one building to provide current and prospective students with an easy enrollment and registration experience. The proposed new building will continue to house classes for the Engineering program and Art and Design program, giving faculty and students from both programs an opportunity to collaborate.

No action will leave aged buildings with accessibility, seismic risk, code violations, poor energy efficiency, inadequate plumbing systems, as well as safety and security challenges.

**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.1]**

There are no viable alternatives that can address the problems with the current buildings to support the current student services and academic needs.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 316 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

This project request is for state appropriated funds.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2, 3.2.2]**

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:10PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

## Description

This project is tied directly to the facilities Master Plan. The Highline College Master Plan, completed in June 2016 (updated in 2019), provides a guideline for the continued development of the main campus in Des Moines and illustrates the college's most current needs, priorities, and plan for improvements. This project will replace four buildings on campus that have an average age of 51.75 years.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

Bldg. 16 (23,948 sq ft. with a present EUI of 275) to be demolished in this future project is one of the worst energy efficient bldg. that remains on the campus today. This is a Tier II bldg. and does not need to be addressed immediately however that college's intention was to not invest in any short-term efficiency upgrades till such time as the bldg. is to be demolished as part of the clean building initiatives.

Bldg. 6 is also a Tier II bldg. (25,036 sq. ft. with a present EUI of 48.7) is powered by an electric boiler package that is now in need of a rebuild/replacement. This building being demo'd is more about the inability to use how the college needs to. The heat pumps are what fails in this building due to age and we have begun to defer heat pump replacements, when possible, in preparation for demolition/replacement.

Bldgs. 15 and 18 are non-accessible faculty buildings which are the worst FCS scores on campus and their HVAC systems are at the end of life (original to the campus) and would require replacement if not to be demolished. The heating system is through CW and HW pipes that are plagued with leaking victaulic joints in the building and tunnel delivery systems. With a new building we also leave these buildings that are single paned glass windows, no external wall insulation and limited/failing pneumatic controls.

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Trees and vegetation planted to directly shade building
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:10PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

**Description**

k) Increase transportation choices – drive, walk, bike, or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

The college will consolidate student services functions currently spread throughout campus into one building to provide current and prospective students with an easy enrollment and registration experience. The main goal is for students to effortlessly attend and remain at Highline. In tandem with this, the college will create a new "Welcome Center" in the building which will serve as the main gateway for visitors to receive accurate and clear information about the school. According to King County demographics the fastest growing cities within the county from 1990 to 2020 is Kent, Renton and Federal Way. During this period, every minority group increased its percentage with Asians now making up 18% (up significantly from 10.8% in 2000) and Hispanics now making up 10% of the King County Population (up 55 from 2000). This is clearly shown in the student body of Highline. Currently 74% of Highline's student body is non-white or students of color. This Welcome Center will be the entry point to campus and bring together the multiculturalism of the campus and community.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

N/A

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

The college has over the last 3 years and continues to conduct projects around the campus to make permanent spaces/accommodations for the present tenants of the bldgs. to be demolished and will not be housed in the new replacement facility per our Master plan.

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**Location**

City: Des Moines

County: King

Legislative District: 033

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:10PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

<b>Funding</b>		<b>Expenditures</b>			<b>2025-27 Fiscal Period</b>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Appropriations</u>
057-1	State Bldg Constr-State	48,906,000				
	<b>Total</b>	<b>48,906,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	48,906,000				
	<b>Total</b>	<b>48,906,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2031</u>	<u>FY 2032</u>	<u>FY 2033</u>	<u>FY 2034</u>	<u>FY 2035</u>
FTE	Full Time Employee	0.3	0.4	0.4	0.4	0.4
001-1	General Fund-State	31,445	53,906	53,906	53,906	53,906
	<b>Total</b>	<b>31,445</b>	<b>53,906</b>	<b>53,906</b>	<b>53,906</b>	<b>53,906</b>

**Narrative**

5,834 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Dec 2030). And, FTE equals the operating cost divided by \$125,000.

# Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000105	40000105
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:11PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

## Description

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 22

### Project Summary

Replace 35,030 gross square feet in three building with a single new 40,940 GSF facility on the Clark campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

The technologically outdated and inflexible layout of the Hanna/Foster/Hawkins Building complex negatively impacts the effectiveness of the current housed programs and it is not feasible to correct these deficiencies and mitigate the resulting negative impacts through renovation or minor works.

The Hanna, Foster, and Hawkins Halls (HFH Complex), with its inefficient configuration and poor condition, does not support Clark College's academic and non-academic programs and services. The existing complex consists of interconnected individual buildings constructed over a 24-year period. Perhaps inspired by then current schools design from California or perhaps just to reduce first costs, Hanna Hall was designed with glazed exterior walls and open exterior circulation (except for two small interior corridors in the center core). This configuration is less effective in colder, wetter climates and has been an on-going source of occupant complaints, energy loss, and functional inefficiencies. Compounding the problem, Hawkins Hall was similarly constructed in 1990. This condition was highlighted in the 2015 Facility Condition Survey which specifically stated for all three buildings that the buildings suffer from "Poor configuration – Programs cannot function in space." The replacement of the HFH Complex was identified as the highest campus priority for replacement.

Student learning, retention, and completion is at the heart of the college's mission. This requires labs, classrooms and informal study spaces that support active, project-based learning and foster peer-to-peer exchanges. The current HFH Complex fails in many ways, specifically:

- Areas for instruction, testing and advising are spread out around the buildings, creating problems for wayfinding and functional adjacencies.
- Faculty and staff offices are separated from classrooms and student service areas which impacts student support, personal interaction, and instructional support.
- Classrooms are too small and inflexible in use of space.
- There are limited areas for student study and engagement.
- Mechanical and plumbing systems are beyond their service life and are failing.
- Electrical systems do not support contemporary equipment or technology.

As Clark College moves forward with implementing Guided Pathways, we will need facilities that support not only quality instruction but also intensive wrap-around services for students.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 35,030 gross square feet in three buildings with a single new 40,940 GSF facility on the Clark campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The proposed solution is to construct a new two-story 40,940-gsf building as a replacement for Foster, Hanna, and Hawkins Halls. As identified in the Clark College Master Plan, it is proposed to be located immediately south of the current buildings. The new HFH Complex will provide flexible classrooms, a tutoring/writing center, a computer lab, as well as new open study

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## Description

and collaborative small group workspaces as companion to main instructional spaces. This facility will concisely and cost-effectively resolve all stated needs:

- Ten general purpose classrooms accommodating 30-student capacity with movable acoustic partition to allow for flexible change to larger class sizes and with flexible IT infrastructure and instructional media.
- Five general purpose classrooms accommodating 48-student capacity with flexible IT infrastructure and instructional media.
- One computer lab that supports the college-wide need for general computer labs, as well as offering classes within a flipped classroom modality. The lab will have a 36-student capacity with flexible IT infrastructure and instructional media.
- One tutoring/writing center to provide individualized support for student success.
- One multi-function classroom/lab that employs techniques of movable-flexible furniture, open systems, and multiple-systems pathways that enable the space to serve either a lab or more traditional classroom function. It will have a 60-90-student capacity with flexible IT infrastructure and instructional media on all walls.
- Informal student-focused study spaces integrated with the circulation, in recognition that much learning occurs beyond the walls of classrooms/labs.
- As designed, the student-focus space is meant to offer a view of the adjacent totem pole which was dedicated by the Blackfoot tribe at a formal ceremony in 1996 to honor the region's Native American community.
- The design of the student-centered space will reflect student input and incorporate the many histories and identities of the Clark College community.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

##### Alternative#1: Revise/renovate over time with multiple minor projects

In this alternative, the College would attempt to provide the needed improvements under a series and sequence of minor projects (max \$2M) over an extended period. It would simply enclose the existing exterior circulation and add a small elevator lobby. It was rejected for the following reasons:

- The scope of work needed, if done effectively (i.e. all HVAC works at the same time) would typically cost more than could be done in a single Minor Project.
- The scope/cost of doing all the work in one building would also be greater than could be accomplished as a minor project.
- The configuration of Foster Hall would necessitate reducing the usable space to correct accessibility issues.
- The impact to on-going use of the building would limit minor work to the summer months; however, it would be difficult if not impossible to start and complete individual scope elements over a 2.5-month period.
- Greater overall project costs with limited program benefit.

##### Alternative#2: Renovate all three buildings as a combined Major Project

As there is insufficient surge space on campus to accommodate vacating the entire HFH Complex, under this alternative the College would remodel the HFH Complex in three phases to permit on-going use of two of the building areas while the other is renovated. It was not selected as the proposed solution for the following reasons:

- The time to execute a phased remodel will extend the overall construction duration to 34-months. The extended General Conditions and overhead alone would add nearly \$500,000 to the direct project costs.
- To address the lack of circulation and informal study space, the existing courts between the buildings and the north open circulation at Hanna Hall would be enclosed. This increases the existing area of the complex by over 11,000-sf to a total of 54,046-gsf.
- Vertical accessibility would require use of both an elevator on the Foster/Hanna side and a chair or platform lift on the Hawkins side.
- Greater overall project cost with less-than-optimal space configuration.

##### Alternative#3: Doing Nothing

Doing nothing will inhibit the College's ability to provide optimal student learning support and facilitate individual and collaborative learning outside of the classroom. Leaving the HFH Complex as is or attempting a piecemeal repair/remodel



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Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

## Description

will further deny students, faculty and staff the effective learning environment they need to succeed. If the project does not proceed:

- The HFH Complex will continue to present a significant barrier to mobility-challenged students and faculty.
- The existing mechanical and electrical systems have the potential to fail. At some point incremental maintenance and repairs will not be adequate to keep them in operation.
- The goal of creating a modern technology-saturated flexible learning environment will be limited.
- Overall quality of the educational experience at the College will be diminished.
- Collaborative learning overall will be limited by lack of suitable space.
- Staff efficiency due to space configuration deficiencies will continue to be problematic.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 848 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]**

The Clark Facilities Master Plan was developed to provide a set of guiding principles to clearly articulate the values and needs of the Clark College community with respect to campus planning.

The creation of a new building is an integral component of the Clark facilities plan. It is the number one priority in the near-term development to address significant negative impacts from the existing three-building complex.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attachedC100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC efficiency
- b) Photovoltaic panels
- c) Post occupancy commissioning
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Roofing materials with high solar reflectance and reliability

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Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

**Description**

- g) Green roofs to absorb heat and act as insulators for ceilings
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Vancouver WA demographics show that around 20% of the population is non-white with Hispanic/Latino populations making up the largest non-white group at 12%. Clark College student body has similar demographics. Clark College is the only institution of higher education in Vancouver County which also serves a part of Skamania and Klickitat counties. This proposal replaces three outdated building that had limited accessibility with improved access and wayfinding.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Unknown at this time

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

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>The College’s proposal is available upon request.

**Location**

City: Vancouver

County: Clark

Legislative District: 049

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	50,030,000				
	<b>Total</b>	<b>50,030,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

**Funding**

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	50,030,000			
	<b>Total</b>	<b>50,030,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
FTE	Full Time Employee	0.1	0.3	0.3	0.3	0.3
001-1	General Fund-State	14,561	34,946	34,946	34,946	34,946
	<b>Total</b>	<b>14,561</b>	<b>34,946</b>	<b>34,946</b>	<b>34,946</b>	<b>34,946</b>

**Narrative**

3,782 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Feb 2030). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000227	40000227
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:12PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

## Description

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 23

### Project Summary

Replace 30,222 gross square feet (GSF) in six buildings with a single new 31,622 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

The North Olympic Peninsula has the potential to grow as a hub for advanced manufacturing, creating high demand jobs in a geographically isolated, rural district where unemployment rates are higher than both state and national averages. Clallam and Jefferson Counties are focused on expanding this sector as part of a long-range economic plan that capitalizes on the region's assets in terms of low development and energy costs, a deep-water harbor and the potential to create a trained workforce. The Port of Port Angeles's composites manufacturing campus reflects the trend, taking advantage of low electricity rates, and access to both domestic and international markets, to provide space for an innovative composites recycling program.

Training new, skilled employees and employers is critical to continued development. Clallam and Jefferson Counties indicate that preparing 18- to 35-year-olds to be workers and entrepreneurs is required to replace an aging workforce and existing business owners. However, those within this age group have the lowest level of educational attainment among adults in both counties.

Peninsula College's programs and faculty have demonstrated the ability to provide workforce training to close the skills gap. The college programs are designed to train the resident workforce to fill the needs of locally established industries as well as meet the needs of those industries by evaluating the possibility of expanding to the region.

Aging and deficient facilities that do not have adequate learning environments or equipment prevent the college from realizing its potential to educate the residents of its service district to meet demand from established, existing industries and new companies considering locating in the region.

Enrollment and Program Demand - Peninsula College currently trains 200 students annually in vocational programs, which include automotive technology, construction, and welding. The existing facilities are operating at maximum capacity. Since 2021, enrollment in the welding program has surged by 49%, while the construction program has seen a 27% increase in enrollment. After a brief pause, our redesigned automotive program is set to boost enrollment by 23%. Additionally, we are seeking a suitable space for our newly developed marine technology program.

Deficient Facilities - Vocational programs are taught in Buildings P, Q, R, and S which are between forty and fifty years old. The college's Technology Center resides in Buildings U and V, which are small one-story facilities lacking proper space, telecommunications infrastructure and backup power. The 2023 Facility Conditions Survey (FCS) calls for replacement and renovation of the structures.

Programs are dispersed among different buildings on campus. Location and lack of space limits opportunities for collaboration, adaptability and flexibility for program expansion, and the college's ability to accept equipment gifts and grants from local industry.

Spaces and technology for instruction are outdated. The college cannot enroll more students due to lack of space and the condition of the learning environment. Tools and equipment are stored in instructional spaces compounding the problem of

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Project Title: Peninsula: Advanced Technology Center

## Description

available space in small classrooms and crowded labs. In Building Q, classes and labs cannot be held simultaneously due to improper acoustic separation and failing exhaust and pollutant extraction for vehicles and welding booths. Garage doors are left open to passively exhaust the space, dropping temperatures in the labs into the low 30's in the winter. As a result, fabrication and vehicle work often happens outdoors.

The facilities do not meet contemporary life safety and building code standards. Building ventilation and exhaust systems are failing. Buildings do not meet contemporary structural design standards to resist seismic or strong wind forces and will experience damage in a seismic event. A leaky building envelope allows water infiltration during heavy rain events. Building insulation and HVAC systems do not meet energy codes. Floor drains in the labs back up creating floods that cause classes to be canceled. Sewer infrastructure is failing. Classes and labs are crowded and do not provide safe operational or instructional clearances around equipment. Space limitations together with outdated equipment and technologies limit accessibility for people with both physical and learning disabilities.

### **2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 30,222 gross square feet (GSF) in six buildings with a single new 31,622 GSF facility.

### **3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The project provides space for certificate and associate degree programs in marine technology, automotive technology, construction and welding.

### **4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

The college considered the alternative of a renovation and addition for Building Q to accommodate the advanced manufacturing/composites technology, automotive technology and welding programs.

Building Q Renovation and Expansion – Renovation of the existing 18,002 square foot structure and a 13,620 square foot addition is required to provide adequate space for the advanced manufacturing, auto technology and welding programs, and the college's technology center. A major reconfiguration of interior space is required to right-size labs and classrooms, provide student study and support spaces and create functional adjacencies.

The scope of work for the renovation and addition will trigger code requirements to upgrade all building systems.

- Stormwater management systems at the building site must be improved to deal with storm runoff and treat contaminants from outdoor vehicle material storage.
- Seismic improvements include increasing shear capacity at the roof, wood and masonry exterior walls and interior walls.
- The building envelope must be replaced to eliminate water infiltration and meet energy code.
- Mechanical and electrical systems do not meet code, are at the end of their service life and must be replaced.
- An automatic fire suppression system with fire alarms must be added.
- Restroom capacity must be expanded.
- Ventilation system must be provided to serve advanced technology, auto technology and welding shops.

Do Nothing –There will be significant negative consequences if nothing is done. The aging, failing buildings are at the end of their useful life and a long-term liability. Lack of adequate instructional space with appropriate tools and technology puts the college's accreditation in professional-technical education programs at risk. Existing facilities do not provide an instructional environment that supports student achievement or allows the college to respond to workforce demand. Programs are dispersed across six buildings and in leased space off-campus, constraining interdisciplinary learning, collaboration and peer-to-peer engagement required for students to develop soft-skills that are necessary in the workplace.

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Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

## Description

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 37 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

Peninsula College's 2016 Facilities Master Plan identifies the replacement of existing, deficient facilities with an Advanced Technology Center is the highest priority for a major project. The plan defines the relationship between the college's master plan goals and the new building.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC Controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Peninsula Colleges is in Port Angeles and serves Clallam and Jefferson counties. The demographics in Port Angeles show that around 15% of the population is non-white or people of color. The College itself is more diverse with around 19% of

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Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

**Description**

students of color. This project will enhance wayfinding on campus for all students by consolidating six smaller buildings into one larger building, expand all of its technological offerings and create more opportunities for students of color.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project in the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
No

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**  
N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**  
N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Port Angeles

County: Clallam

Legislative District: 024

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	26,849,000				
	<b>Total</b>	<b>26,849,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	26,849,000				
	<b>Total</b>	<b>26,849,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**



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Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	8,809	9,610	9,610	9,610	9,610
	<b>Total</b>	<b>8,809</b>	<b>9,610</b>	<b>9,610</b>	<b>9,610</b>	<b>9,610</b>

**Narrative**

1,040 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Aug 2029). And, FTE equals the operating cost divided by \$125,000

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000111	40000111
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:13PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

## Description

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 24

### Project Summary

Renovate 58,305 gross square feet (GSF) and add 8,280 GSF to Rainier Hall on the South Seattle campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

South Seattle College serves nearly 15,000 students annually in a low-income neighborhood of Seattle. As of one of the most diverse higher education institutions in the state, South has also received federal designation as an Asian American Native American Pacific Islander Serving Institution. A decade ago, South Seattle College embarked on ambitious efforts to increase the number of low-income students and students of color that were attending college. Early efforts included enhanced outreach and exposure to college in programs like Running Start and TRIO's Talent Search and Upward Bound.

These efforts culminated in South Seattle College's signature program, the 13th Year Promise Scholarship, which guarantees every high school graduate from our Seattle-area feeder high schools can attend South tuition-free for their first year. This led to a dramatic increase in the number of K-12 partnerships – both through this program and others. Data from the 13th Year Promise Scholarship quickly demonstrated that these students needed additional support services, so they could complete their educational goals.

This led to South embarking on efforts to re-design our institution under the Guided Pathways model. Guided Pathways is an approach that is supported at the state and national level to change community colleges, so students have a more structured and successful experience.

South Seattle College was selected by the American Association of Community Colleges (AACC) as one of the inaugural 30 colleges in its Guided Pathways cohort; South Seattle College was also selected as one of the first five colleges in Washington to participate in the state-level Guided Pathways work, which is supported by the College Spark Foundation.

At the core of the Guided Pathways work is to help students efficiently and effectively select a path (program of study) and use thorough orientation and advising efforts to ensure students stay on the path to complete their goals. Grouping students together into cohorts supports success in this model, thus renovating Rainier Hall (RAH) to collectively serve our K-12 partnership programs and incoming high school students is a vital piece of the future for South Seattle College.

Rainier Hall (RAH) was built in 1975 as the main science and laboratory building on South's main campus. It served this need well for over 30 years when the need for modern "hard" science labs and the inherent inflexibility of the RAH led to the design and construction of Olympic Hall in 2005. This building now houses basic and advanced science labs on the campus. After occupancy of Olympic Hall, the vacated science labs in RAH were re-purposed to support the college's nursing programs. Most of these classes have since been moved to the new Integrated Education Center which opened this fall.

Other than system repair and maintenance and some minor reconfiguration of interior non-loadbearing walls to create office space from un-usable lab space, RAH has not had any major renovations in its 42-year service life. As a result, it has been marginally effective housing general education and non-science classes in spaces that are either too large, too small, or still equipped with built-in unneeded lab equipment.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:13PM

Project Number: 4000231

Project Title: South Seattle: Rainier Hall Renovation

## Description

The project will renovate 58,305 gross square feet (GSF) and add 8,280 GSF to Rainier Hall on the South Seattle campus.

### 3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

South Seattle College proposes to fully renovate RAH, enclosing the existing balcony(exterior) circulation and using the balance of the circulation allowance to infill part of the court to gain needed "open" student study space.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Alternative #1: Replace RAH with New Construction - In this alternative, a new RAH building would be constructed north of the recently completed Cascade Hall. The existing RAH would be demolished. This alternative was not pursued due to the higher cost and the desire to sustainably reuse the structure of the existing RAH.

Alternative #2 Replace/Renovate with Small Minor Projects - In this method, the College would attempt to provide the needed modernization under a series and sequence of minor projects over an extended period. It was rejected for the following reasons:

1. The code-related deficiencies are so interconnected (i.e. exit pathways distance/fire sprinklers/detection and alarms, etc.) it would be impossible as it is not permitted under code to do a partial upgrade.
2. The cost of addressing the code issues would exceed the amount available under a minor project funding limit.
3. The impact on on-going use of the building would limit minor work to the summer months, however it would be difficult, if not impossible, to start and complete individual scope elements over a 2.5-month period.

Alternative #3: Doing Nothing - Doing nothing will inhibit the College's ability to address the shortage in general classrooms and to provide optimal student learning support and facilitate individual and collaborative learning out side of the classroom. Leaving RAH as is or attempting a piecemeal repair/remodel will further deny students, faculty and staff the effective learning environment they need to succeed. If the project does not proceed:

1. RAH will continue to present a significant life-safety risk. It lacks any fire detection, alarm or suppression systems. It is likely not able to resist a significant seismic event.
2. The roof, envelope, mechanical and electrical systems have the potential to fail. At some point incremental maintenance and repairs will not be adequate to keep them in operation.
3. The goal of creating a modern technology-saturated flexible learning environment will be limited.
4. The building will continue to be under-utilized. Instructional space will be further vacated over time.
5. Overall the quality of the educational experience at the College will be diminished.
6. Access to student technology and technology support will be limited.
7. Collaborative learning overall will be limited by lack of suitable space.
8. Staff efficiency due to space configuration deficiencies will continue to be problematic.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 149 full-time-equivalent students annually.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The projects are to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]

In 2007, South Seattle College completed an extensive multi-year Major Institutional Master Plan (MIMP) under the City of

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:13PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

## Description

Seattle's Land Use Code. The MIMP identified many goals, three of which the planned RAH Renovation directly supports:

GOAL: Reinforce the college as a student-centered campus which values diversity, supports learning and promotes student success - The proposed project will use the circulation allowance to create open student-centered study space at the core of the revitalized RAH. Additionally, by creating more accessible classrooms with integrated instructional media and robust data access, the project will definably promote student success.

GOAL: Value existing open space and strengthen stewardship of the environment and connections within the campus community - Revitalizing the RAH and renovating rather than replacing is a clear indication of South's stewardship of its environment.

GOAL: Use architecture and design to express and reinforce college values and mission-The proposed RAH renovation will certainly meet all modern codes for energy and life-safety, but the intent of the proposal is to recognize the significance of the existing architecture of the building and will reinforce rather than remake the aesthetic of the original design.

GOAL: Optimize operational and maintenance efficiencies - By right-sizing classrooms to support smaller class-sizes, removing unused built-in lab equipment and replacing all the major buildings systems with new, the proposed project will optimize both academic operations as well as reduce the maintenance backlog inherent in a 40-year-old facility.

At the heart of the Master Plan is the objective to strengthen the campus center. A new major pedestrian walk is part of the recently completed Cascade Hall and this pathway terminates at the northwest corner of RAH. The new project will enliven this area by creating a new student-draw to this pedestrian node.

### **8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attachedC100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### **9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### **10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC efficiency
- b) Post occupancy commissioning
- c) Photovoltaic energy systems
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Roofing materials with high solar reflectance and reliability
- g) Trees and vegetation planted to directly shade building
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:13PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

**Description**

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

The South Seattle community is changing. While it still is one of the most racially diverse areas within King County, it has also seen its white population increase through the gentrification of local neighborhoods and the expansion of light rail. The Asian and Black populations have slightly decreased but they still each make up over 20% of the South Seattle population; the Hispanic population has increased to nearly 10%. The renovation of Rainier Hall caters specifically to these populations by being the central hub to K-12 through its substantial Upward Bound, TRiO program and Running Start. It will also support the curriculum that was redesigned following the Guided Pathway model.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
Unknown at this time.

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

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why are appropriation is needed.**  
N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates t a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**  
N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>The College’s proposal is available upon request.

**Location**

City: Seattle

County: King

Legislative District: 046

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	55,538,000				
	<b>Total</b>	<b>55,538,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:13PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

**Funding**

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	55,538,000			
	<b>Total</b>	<b>55,538,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
FTE	Full Time Employee	0.5	0.6	0.6	0.6	0.6
001-1	General Fund-State	57,380	76,507	76,507	76,507	76,507
	<b>Total</b>	<b>57,380</b>	<b>76,507</b>	<b>76,507</b>	<b>76,507</b>	<b>76,507</b>

**Narrative**

8,280 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Oct 2031). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000231	40000231
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:15PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

## Description

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 25

### Project Summary

Renovate 41,174 gross square feet (GSF) and add 2,406 GSF to the Broadway Performance Hall on the Seattle Central campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Seattle Central's Project Request seeks funding to renovate the existing BPH Building to create the Broadway Achievement Center (BAC). The BAC provides a comprehensive solution to three institutional barriers to meeting student needs: inadequate facilities to serve Basic and Transitional Studies (BTS) students, inadequate space and design of the college's primary Library/Learning Resources Center (LRC) site, and underutilization of the Broadway Performance Hall (BPH) building.

The current facilities at Seattle Central are inadequate to support the needs of our BTS student population: Seattle Central is 22,000 square feet below standard for Adult Basic Education (ABE) and English as a Second Language (ESL) programs. BTS students need additional classroom space to have more accelerated options such as I-BEST and HS21 available at accessible class times. BTS students need closer connections with primary campus services, such as the LRC to support their transitions to college more effectively.

Integrated learning models such as I-BEST, which can significantly benefit BTS students, depend on such learning spaces for collaboration and support services. BTS students need instructional spaces to support their use of technology as an integral part of the learning process. There is no opportunity to meet these needs in the current facility.

Seattle Central's primary library facility, the Broadway Edison Library, does not provide the accessible, diverse, responsive, and innovative learning environment necessary to fulfill the college's mission. The library is crowded, often with all seating occupied during peak hours and quiet study spaces mixed with active learning spaces. Students often complain of crowding and noise, forcing staff and faculty to spend time managing these deficiencies:

- Undersized by over 28,000 square feet.
- Spaces ill-suited to collaboration, contemplation, and student-directed learning.
- Lack of variety in functions: flexible group study space that students can adapt to their needs on the fly and small study rooms with appropriate technology.

While students experience these deficiencies in learning spaces and design, the historical Broadway Performance Hall (BPH) Building, located directly beside the main campus Broadway-Edison Building, is grossly underutilized due to the limitations of its current design and condition:

- The BPH has over 29,000 ASF, but 22,000 ASF is unusable for instruction and related services. Further, the building currently only supports 54 student FTEs.
- The antiquated auditorium and an odd array of virtually unusable meeting spaces, built for the needs of a different era, do not provide the flexible-use meeting and auditorium space needed for collaborative work, performance, or community gatherings.
- Mechanical/electrical systems in the BPH are over 40 years old and need replacement.
- The BPH requires accessibility improvements, a seismic upgrade, and exterior limestone repair to remove safety hazards.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See**

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:15PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

## Description

### proposal section 1.2]

The project will renovate 41,174 gross square feet (GSF) and add 2,406 GSF to the Broadway Performance Hall on the Seattle Central campus.

### 3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]

The proposed Broadway Achievement Center (BAC) project would fully renovate the existing BPH building as a revitalized facility serving the college with Basic Skills instructional spaces, a Library/LRC expansion, and a new campus Auditorium. The growth space is limited to a new connection to the existing Broadway Edison complex. The total project size is 43,580 GSF. The resulting project will allow for expansion of the Seattle Central's Library/Learning Resource Center as well as creation of a new multiuse auditorium space and basic skills labs.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Programmatic and Facility Related - In 2011, the college divided one large computer lab into two smaller rooms, thus providing one new room for BTS needs. This room was immediately used to create the new HS21 program. There are currently no other classroom options available for BTS to offer needed expansions to HS21 or I-BEST. Because a library space needs to be contiguous, there is no current alternative to address the library's deficiency in size. The second-floor location of the library leaves no adjacent space in which to expand. The college has maximized the existing space by updating library furnishings and making some minor changes, but the only possibility for additional space is to expand to another part of the college.

#### Extension of Renovation Life

The proposed renovation more than triples the amount of usable space in a way that makes it useable for the college priority needs, remedies the current safety hazards and lack of accessibility, and provides an opportunity to upgrade all the mechanical and major infrastructure components, adding over 50 years to the useful life of the building.

#### Alternative No. 1 – New Library on North Plaza Site

Proposes a new 45,000 GSF building to be located on the existing North Plaza Site. This alternative was considered due to its lack of impact on existing and on-going operations. It was not considered for the following reasons:

- While this option would fully resolve the College's space needs for Library/LRC, it would not address the growing demand for BTS instructional spaces.
- Building on the North Plaza site would remove a key piece of un-developed property the master plan identified for a major new academic building.
- Vacating the existing library would leave approximately 30,000 GSF of empty space in the BE Complex – Phase 2.
- The cost to fully renovate the vacated space is estimated at approximately \$15M.
- Total project cost is approximately \$6.8M more than the proposed.

#### Alternative No. 2 – Renovate existing space for Library and Basic Skills labs

Proposes renovation of 2nd and 3rd floor of BE Complex. – This alternative would be a 45,000 GSF renovation of floors two (Library) and three (Basic Skills Labs). This was considered due to the age and conditions of this portion of the building. This area is originally constructed from 1978 and is outdated for today's educational use. While this option would provide for much the same physical benefits of the proposed project, it was not considered for the following reasons:

- Does not provide increase space needs for currently deficient areas (library and basic skills labs)
- Existing area is fully occupied. The functions would need to be temporarily relocated to other underutilized areas of campus. The temporary costs incurred would be significant (See C-100 – Alternative No. 2, Other Costs) at approximately \$4.5M.
- The disruption to existing services and academic spaces would be detrimental to student success.
- Total project cost is approximately \$2.5M more than the proposed.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:15PM

Project Number: 4000294

Project Title: Seattle Central: Broadway Achievement Center

## Description

Consequences of Doing Nothing - Both Seattle Central and SBCTC have stated priorities around addressing equity and inclusion. BTS serves diverse and aspiring students at Seattle Central. To meet our equity goals, we must provide resources and learning opportunities to those students who have been historically marginalized. Environment speaks volumes to students, and the college must change the message it is sending to these students by expanding and prioritizing their access to updated and increased facilities.

If no action is taken, the Broadway Performance Hall will continue to be under- utilized while BTS programs are curtailed by a lack of appropriate classrooms and the library will continue to underserve all students because it is nearly half the size required.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 302 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget and a local match of \$3 million has already been raised.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]**

City of Seattle Major Institution Master Plan (MIMP) 2002 is an external planning document that is reviewed and approved by the City of Seattle. It addressed land use development regulations to be applied for any new campus building development. It addresses external issues. i.e. parking, traffic, utilities, building height/bulk etc. As such, it specifically exempts any development regulations for renovation projects.

Facilities Master Plan 2016 is an internal planning document that is used by the college as they plan and consider capital projects. This document was also prepared in anticipation of engaging with the City of Seattle on a new MIMP. This is currently expected to commence in the spring of 2018.

The Facilities Master Plan was originally created in 2012 and was updated in the spring of 2016. The 2016 Master Plan included four planned projects to occur sometime in the next 10 years pending growth projections. The plan assumed growth to a main campus population of 7,508 FTE. (currently 2026 FTE is projected to be 6,199)

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:15PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

**Description**

**compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Increase transportation choices – drive, walk, bike, or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Seattle Central College is one of the most racially diverse higher education institutions in the State of Washington with over 50% of its student population being people of color. It's located in downtown Seattle and represents all aspects of ethnic and gender diversity. This project specifically addresses the underrepresented by renovating its Broadway Performance Hall (BPH) Building and expanding it to include a more robust Basic and Transitional Studies program. In addition, this project links the BPH with the Broadway Edison building allowing greater access to the school's Library and Learning Resource Center which will enhance services for students of color. With its expanded functionality, the BPH will be re-named the Broadway Achievement Center.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Unknown at this time

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>The College's proposal is available upon request.

**Location**

City: Seattle

County: King

Legislative District: 043

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

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Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:15PM

Project Number: 4000294

Project Title: Seattle Central: Broadway Achievement Center

**Description**

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	37,746,000				
147-6	HE Plant Accounts-Non-Appropriated					
	<b>Total</b>	<b>37,746,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	37,746,000			
147-6	HE Plant Accounts-Non-Appropriated				
	<b>Total</b>	<b>37,746,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
FTE	Full Time Employee	0.1	0.2	0.2	0.2	0.2
001-1	General Fund-State	7,410	22,231	22,231	22,231	22,231
	<b>Total</b>	<b>7,410</b>	<b>22,231</b>	<b>22,231</b>	<b>22,231</b>	<b>22,231</b>

**Narrative**

2,406 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Mar 2031). And, FTE equals the operating cost divided by \$125,000

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000294	40000294
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:16PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

**Description**

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 26

**Project Summary**

Replace Kendall Hall and Prior Hall which have a total of 40,177 square feet with a single new 40,177 square foot building on the Yakima Valley College campus.

**Project Description**

**1. What is the problem/opportunity? Identify: priority, underserved people/communities, operating budget savings, public safety improvements & clarifying details. Preservation projects: include information about the current condition of the facility/system. [See proposal section 1.1]**

Yakima Valley College's (YVC) Prior Hall and Kendall Hall were built over 60 years ago, before the passing of the American with Disabilities Act (ADA) of 1990. The facilities contain seismic, accessibility, life-safety, and energy code violations. They are uninviting and due to their condition and functionality, severely limited and underutilized. Moreover, the facilities were designed for a "chalk-n-talk"-style of pedagogy that is no longer considered effective. These facilities need to be more student-centric and responsive to the needs of the service district.

**2. What will the request produce or construct (predesign/design of a building, additional space, etc.)? When will the project start/end? Identify if the project can be phased, and if so, which phase is included in the request. Provide detailed cost backup. [See proposal section 1.2]**

This proposal seeks to create a 40,177-square foot "Gateway Facility" to YVC at the corner of Nob Hill and 16th Avenue. This new innovative facility will provide a technically equipped performing arts center, career and technology learning commons, and information technology simulation center that engages the service district into a collaborative, student-centric learning environment. The facility will be called Prior Kendall Hall.

The predesign will start July 2027 and end December 2027. The design will start January 2028 and end April 2029. Construction will start July 2029 and end April 2031. The cost details are provided on the attached C-100.

**3. How would the request address the problem or opportunity identified in question 1? [See proposal section 1.1] What would be the result of not taking action? [See proposal section 3.1]**

**Underserved Population**

YVC's service district is predominantly rural. The region's economy is focused on agriculture, forestry, fishing, health services, local government, retail trade, and manufacturing. The largest percentage of residents are Hispanic or Latino (53%), much different than Washington State with only 15% Hispanic or Latino. YVC's population is comprised of 65% Hispanic or Latino students. Only 18% of Yakima's residents have a bachelor's degree or higher, in sharp contrast with the state's educational attainment at 38%. In 2023-24, 75% of the students attending YVC were the first in their family to attend college. Additionally, the service district has a poverty level of 17% compared to 10% for the State of Washington. At YVC, 63% are low-income students.

Closing Opportunity Gaps

To increase equity the college has been implementing numerous interlocking campus-wide strategies rather than implementing a one-size-fits-all approach. Promising strategies include early outreach, creating a "sense of home," and ongoing comprehensive, high-touch "personalized advising and mentorship."

Early Outreach/Engagement

The current condition of YVC's auditorium, Kendall Hall, prohibits the college's performing arts programs from offering, gathering, and interacting with K-12 and other community resources. Music and drama are powerful tools that offer "experiential" learning experiences that embody cultural diversity and promote community. The performing arts can impact the

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very young as well as adult learners. It is a way of engaging with students and their parents throughout grade school, middle school, and high school. It is an opportunity to showcase YVC and the value it offers to students and their parents at an early age.

### Sense of Home

There is no official "gateway" to Yakima Valley College's campus. An inviting, welcoming, and engaging front door that celebrates culture, provides opportunities, and showcases successes is needed to effectively serve. Prior Hall, the original home of YVC, is archaic and uninspiring. It is filled with traditional lecture-style classrooms that do not offer modern collaborative learning opportunities. Space needs to be able to host events throughout the year that celebrate culture, showcase YVC, and demonstrate the power of higher education. This requires modern facilities that reach beyond the student and engage the family and surrounding community. With 45% of YVC students speaking English as a second language, drama and music can be effective tools in increasing confidence. Drama allows students to simulate real-life conversations and practice their speaking skills. Music and the arts do not have language barriers. They are a "common language" that often brings together people of different cultures more quickly.

### Personalized Advising and Mentorship

Over the last 60 years, since Kendall Hall and Prior Hall were built, the educational landscape has changed. Formal learning environments are less hierarchical and more active. Students are sharing ideas with each other and with their instructor. Technology allows for customization, sharing of information, increased collaboration, and higher levels of engagement. Hallway conversations, emporium-style educational space, informal learning areas, and distance learning are disrupting traditional models of education. Kendall Hall and Prior Hall must be replaced with modern, technically equipped, and active learning space to be effective. Eliminating equity gaps requires ongoing high-touch advising and mentorship. Prior Hall and Kendall Hall do not offer the space needed to deliver active pedagogy and advising.

In Fall Quarter 2015, YVC formalized its advising program around six Guided Pathways. Since that time, the state of Washington has endorsed Guided Pathways as a high-impact practice for increasing student success and equity in student achievement. An undergirding premise of Guided Pathways is a focus on future career aspirations. In Fall Quarter 2019, the SBCTC asked colleges to complete the Guided Pathways Scale of Adoption Self-Assessment. The Assessment asked institutions to analyze their Guided Pathways programs in four primary elements. Embedded in each element were related equity considerations. YVC engaged full-time faculty in completing this assessment. Faculty overwhelmingly requested the creation of a Career Center to act as a hub for centering programs of study around future employment options. This includes helping students identify and research career aspirations; prepare employment-related materials such as electronic portfolios and resumes; and provide access to internship and employment opportunities. The faculty identified the need for spaces to hold workshops for students and career training for faculty; meet one-on-one for career advising; and access to technology to support employment readiness. This space needs to reflect culturally appropriate support services, including being able to meet in small groups and to bring family members with them. Because YVC's student population is low-income, these spaces also need to include access to technology. Many YVC low-income students do not have this access at home. Other spaces on campus are dedicated to purposes other than advising and career searching.

### Computer Science & Information Technology Program Demand

The number of students entering the Information Technology and/or Computer Science programs has been steadily increasing over the past several years. Since 2022-23 there has been a 10.7% increase in enrollment with 1,479 duplicated head count for 2023-2024. In reviewing all IT occupations in Washington state, there are 239,000 unique job postings as of quarter 1 in 2024. Specifically, in the Central Washington region there are approximately 51,000 positions available in the IT fields. In addition, Computer Science and IT programs are high wage and high demand in Washington state offering anywhere from \$93,000 upwards of \$149,000 in annual salary, which can be a significant socioeconomic boost for individuals in YVC's community. The college needs additional high-quality Information Technology environments to house



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these growing programs and the future technological supports needed to improve real-world applications. Supportive environments that encourage teamwork and mentorship are most effective in raising student outcomes. The design will mimic a technology work setting and provide innovative technological ways to connect with students to work on IT projects in current live production as a team.

### Networking with Business and Industry - Eliminating the Skills Gap

Often there is a gap between education and the knowledge, and skills needed in the local workforce. The South-Central Workforce Council's 2016–2020 Strategic Plan identifies the need for space to partner with business, education, and labor to eliminate the existing skills gap. Networking with local businesses and economic development agencies will make education more responsive to the labor market. Currently, in-demand hard skills include strategic thinking and analytical, computer, and project management skills. In-demand soft skills include leadership ability, ability to adapt to change, creative thinking, and communication. As artificial intelligence (AI) advances and continues to encroach on the need for human capital, skill upgrades and reskilling demands will grow. Creating space on campus for local business and industry to connect with YVC is an important part of graduating students with in-demand skill sets. Having the resources and networks available to offer lifelong continuing education opportunities will become increasingly important in the years to come. Currently, there is no space on campus to house this effort.

Prior Hall was built in 1949 as the original home of Yakima Valley College. Over the last 70 years the facility has been repurposed numerous times to meet the changing needs of the campus and higher education. The result is an unfunctional facility that is underutilized. Kendall Hall, built in 1961, according to the (2017-2025) Facility Condition Surveys, has a life expectancy of under five years. The roof is old and declining, and the interior programmatic systems (lighting and sound) are outdated. The facility is experiencing ongoing maintenance issues that are deferred. It does not effectively serve the Drama and Music programs.

The music and drama programs will continue to suffer and may even be discontinued if improvements to the facility are not made. The performing arts offers a common language, one that celebrates and encourages diversity. Opportunities to connect through the performing arts with K–12, higher education, and the community will be lost. Additionally, the Information Technology programs, and Computer Science courses will be forced to operate in classroom environments that are not conducive to emerging IT technologies and in conditions that are unsuitable for the servers and equipment currently utilized in the program. Yakima Valley College is a rural serving institution that is already challenged by the lack of employment opportunities and training in technology fields. To continue serving our community and provide opportunities for high demand, high wage employment it is vital YVC offers state of the art technology and classroom design for the future of IT.

### **4. What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered. [See proposal section 3.3]**

Replacing Kendall Hall - Merely replacing Kendall Hall is not a viable option due to insufficient space. The drama and music programs need additional square footage. The current 16,486 square feet does not provide for an adequate auditorium, stage, music rehearsal hall, set design, etc. More space is needed to adequately address program requirements.

Renovating and adding to Kendall Hall - Capital funds are scarce and need to be maximized. The current condition and infrastructure limit the life of Kendall Hall. During a planning session the college was informed by the structural engineer that the costs to correct the structural deficiencies of Kendall Hall and bring the facility up to code are cost prohibitive.

Replacing Kendall Hall by Renovating and Adding onto Prior Hall - This opportunity does not maximize life-cycle costs. The core of Prior Hall will require extensive renovation to bring it up to code. Exterior penetrations will be extensive and require the relocation of almost all interior walls. All interior and exterior systems will need to be replaced. Costs will exceed 80% of

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replacement costs and not prove cost effective.

Replacing Prior Hall and Kendall Hall - This is the most viable, functional, and cost-effective solution. Replacing the two facilities with one dynamic performing arts center that greets the community and brings them into a performing arts center featuring the latest technologies and incredible acoustics will allow YVC to showcase their programs. Additionally, the facility will house a Career and Technology Learning Commons that will be easily seen by all visitors to the performing arts center. The learning commons will put student success on display and engage the community with the mission of the college. Moreover, much of the facility by nature consists of large high-bay space and provides for a second floor to house needed space for the Information Technology programs.

The facility will be designed to maximize space utilization, collaboration, and attachment. Existing underutilized classroom space will be converted into in-demand lab space to serve the Information Technology program. In addition, the move to a new building located near YVC's Technology Services will provide an opportunity for interprofessional practice between an academic program and real-world scenarios. An innovative Career and Technology Learning Commons will be located adjacent to a lobby serving the music and drama auditorium. The music and drama programs will gain a modern technically equipped performing arts center featuring a fully functional stage, workshop, and rehearsal space. Practice rooms will be available as well as gathering areas for before and after performance celebrations. The space will be designed to engage with K-12, higher education, and the community. Glass partition walls will allow for maximum versatility and transparency. The facility will be able to host small and large events and serve as informal and project-based learning space when events are not in session. The Career and Technology Learning Commons will feature the latest technologies, including 3-D printers, and provide students with the assistance they need to learn new software and develop new skills. The infrastructure will be flexible and allow for continuous updating. Access to information and advising on career readiness, skill requirements, demand, and wages will be readily available. The Center will engage and increase networking opportunities with local businesses and area economic development agencies. Additionally, the new music and drama facilities will provide the space needed for the college to offer K-12 music and drama events as well as higher education collaborations. All programs campus wide, including distance learning students, will be able to use the new facility. The facility will assist the college in increasing educational attainment and growing lifelong learning opportunities and attachment.

### **5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc**

Students, their families, and the community are served by Yakima Valley College.

Prior Kendall Hall will serve all enrolled students (Type 1 and Type 2). The Auditorium will be available for use by all programs and allow for increased group learning and large lectures. The Career and Technology Learning Commons will serve students through providing information and resources regarding careers and career pathways. The Learning Commons will also provide access to technology and project-based learning. Students will be able to access assistance with technology and software. Staff will be available to assist students in upgrading their skills, developing career goals and pathways, and learning how to use new technologies.

Currently, students do not enroll in music and drama due to the poor condition of the facility. Computer Science courses are increasing at Yakima Valley College, and we would like to increase enrollment in Information Technology programming as well to improve opportunities in the technology field for our community.

### **6. Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share OF project cost allowable and the supporting citation or documentation.**

The project is to be funded through general obligation bonds appropriated through the state's capital budget. There is no local funding in the project.

### **7. Describe how this project supports the agency's strategic master plan or would improve agency performance.**

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**Description**

**Reference feasibility studies, master plans, space programming and other analyses as appropriate. [See proposal Appendix C and D]**

The project is directly tied to the college's facilities master plan and strategic plan. This has been supported by letters from partners describing how the project will benefit the partnership.

**8. Does this project include IT related costs, including hardware, software, cloud-based services, contracts or staff? If yes, attach IT Addendum.**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.**

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

**10. How does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate. [See proposal Appendix A] Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking**

The project includes 12 of the best practices to reduce greenhouse gas emissions.

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

This proposal is to replace two aging (60+ years) buildings with one modern and more technically advanced building. It will support the Performing Arts and the expanding Information Technology programs and provide more accessibility to larger and better equipped classrooms serving the current student body and K-12 partnerships. The demographic of the population has changed dramatically over the past 20 years from a largely white, high school-educated population to a largely Hispanic, less academically educated population. This trend is expected to continue. Seventy five percent of students attending Yakima Valley College in the 2023-24 academic year were the first in their family to attend college. Forty percent speak a language other than English, and over 65% are of Hispanic or Latinx descent.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

N/A

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

No.

**14. Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical

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college system competition for state funding. The project selection instructions and criteria are here  
-<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**Location**

City: Yakima

County: Yakima

Legislative District: 014

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	32,835,000				
	<b>Total</b>	<b>32,835,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State	32,835,000				
	<b>Total</b>	<b>32,835,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

There is no net-new area being added to the campus.

## Capital Project Request

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000506	40000506
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Report Number: CBS002

Date Run: 8/20/2024 4:19PM

Project Number: 40000592

Project Title: Tacoma: Student Support Center

## Description

Starting Fiscal Year: 2028

Project Class: Preservation

Agency Priority: 28

### Project Summary

The project will replace 50,590 gross square feet (GSF) in four buildings with a single new 51,870 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.)[See proposal section 1.1]**

The high proportion of non-traditional students at community colleges presents a unique challenge in defining retention and student success for this population. A student's experiences before entering college and their level of academic confidence are critical to their success. How students interact in the social and academic environment once at college is as important as are the influencers from outside of the college. The cost of attending college and the attitudes a student forms about the institution they see themselves at are essential; a student will ask, "Do I fit in?" and "Can I be successful here?" The answers to these questions are important when students arrive—and remain equally important to their decision to remain enrolled. Tacoma Community College (TCC) recognizes that the lived experiences of community college students are complex and rich with barriers and challenges. These barriers are only heightened for first-generation, under-represented, non-traditional students who make up most of the student demographic at community colleges. To address this, TCC proposes this project to meet the goals of establishing student identity-based spaces, centralizing and integrating student- and academic-support spaces, and expanding non-academic student retention services. This will not only improve student satisfaction and a student's sense of belonging to our institution, but it will also increase equitable student success and persistence rates so each student can realize their highest educational and personal aspirations.

Today's college students need a more extensive support system than before. Many TCC students do not know how to navigate the complex organization and its service offerings. TCC offers multiple support services spread throughout campus sending students on a complicated journey to get their financial, academic, and social needs met. TCC values holistic belonging and support; however, it lacks the physical resources for space expansion necessary to meet this value. While often referred to as a Predominantly White Institution, TCC's student population has become more diverse. TCC's White student population hovers around 47.4 % for the 2020-21 academic year. This diverse student population is presented with a lack of spaces for programming and connection that reflect the unique lived experiences of Black Indigenous and People of Color (BIPOC), the LGBTQ+ community, first-generation, adult/returning students, and students with disabilities. In response, this proposal for a new building will leverage the college's Strategic Plan and its Guided Pathways Plan to qualify construction of an environment that fosters inclusion, encourages interaction, and reinforces a student's sense of belonging. The Guided Pathways plan promises students "a streamlined journey through college while [they are] provided with structured choice, revamped support, and clear learning outcomes...ultimately helping more students achieve their completion goals" (Fairfax, 2019).

Currently, TCC's services are decentralized, housed in various buildings, and managed by separate divisions. As a result, students often feel overwhelmed when seeking resources to address their basic needs such as food, housing, and mental health services. For adult students, this is especially challenging given they are juggling work, family, school, and other complex obligations. Since funding and human resources are limited, TCC relies heavily on its community partnerships for resource sharing. This proposal includes a centralized space for community partners that will address students who feel overwhelmed when trying to access resources. Partnership, collaboration, and the co-creation of programs and knowledge are consistently embraced as best practices for college and community organizations to meet the complex needs posed by BIPOC, LGBTQ+, first-generation, adult/returning students, and students with disabilities (Ray, 2016).

Community college students often face challenges outside of school that stifle their academic success. The effectiveness of

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Project Title: Tacoma: Student Support Center

## Description

comprehensive support programs in reducing community college dropout rates highlights the importance of addressing the multiple barriers students face—not just the academic barriers. More often, students leave due to reasons related to cost, social isolation, and unclear expectations. TCC understands this; and thus proposes this project to develop innovative spaces and programs to boost retention rates and ensure our students progress toward their academic goals free of unforeseen detours and unintended dead ends.

### 2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 2.1]

The project will replace 50,590 gross square feet (GSF) in four buildings with a single new 51,870 GSF facility.

### 3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]

TCC will replace campus buildings 8, 19, L1 and L2 with a new building. In the remainder of this report, this new building will be referred to as the Student Support Center—a physical hub for non-academic student retention services. The Student Support Center will improve our campus climate by aligning support programs, co-locating core retention services, and providing welcoming, inclusive spaces that build a sense of students' belonging to TCC. This will strengthen access to critical resources students need to remain engaged in their education. This proposal is fundamental for TCC to advance educational equity through its Guided Pathways reform efforts. Provision of timely retention services, identity-based programmatic spaces, centralized student- and academic-support services will ensure that every student gets the support they need to enter and complete their academic program (Jenkins, Lahr, & Mazzariello, 2021).

If this project is not funded, the alternate is to continue the current delivery of disparate student support in an unfocused manner, leading to frustration and missed opportunities for delivering services to help keep students on track for graduation. In addition, the continued frustrations, and negative experiences of students' inability to easily access resources and services could cause fewer community members to make TCC their choice for higher education.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovation of Buildings 8, 19, L1 and L2 is not feasible as the renovation costs would exceed the cost of replacement. Systems have exceeded their useful lives, and these poorly functioning structures do not meet the needs of current nor future programs. These buildings are located throughout the campus and do not provide the immediate adjacencies and ease of navigation that a new, centralized Student Support Center could provide.

Space consolidation from widely dispersed, aging and inefficient buildings will provide an opportunity for service and maintenance of systems within a single building, with the inherent efficiency of new systems. Facility resources will be more effectively deployed to a single, larger building.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The Student Support Center will provide academic support and basic needs services to historically marginalized students, resulting in increased retention and completion rates. No new or expanded academic programs are included in the building, and therefore the project is not intended to increase Type 1 nor Type2 Full Time Equivalent positions.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as

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### appropriate.[See proposal section 2.2]

Tacoma Community College updated its Campus Master Plan (7.3.1) in 2021 to align with their current 2020-2025 Strategic Plan. The Student Support Center directly aligns with the Facilities Master Plan, supporting equitable opportunities for success in learning, life, and work for all students. The Master Plan noted that this building would be a critical vehicle for college retention efforts.

The Student Support Center is identified as the highest priority building in the Facilities Master Plan. This follows the project for the Center for Innovative Learning and Engagement that received funding for design during this biennium. The Student Support Center was identified to replace existing buildings 8, 19, L1& L2 and to be placed on the current site of Building 8.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

As a tier 1 building, this building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Postoccupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Trees and vegetation planted to directly shade building
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- k) Increase transportation choices – drive, walk, bike or public transit
- l) metering and energy benchmarking

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Pierce County is a diverse county with people of color making up 35% of the population. The City of Tacoma is even more diverse with people of color making up a little over 40%. Tacoma CC represents this diversity and has embraced a multi-ethnic student body and is very committed to becoming an anti-racist campus and this capital proposal is designed to greatly enhance support for historically underrepresented communities.



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Project Title: Tacoma: Student Support Center

**Description**

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions). It is unknown at this time if this project is eligible for Direct Pay. Eligibility will be evaluated in design phase of the project.

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

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Tacoma

County: Pierce

Legislative District: 028

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	38,878,000				
	<b>Total</b>	<b>38,878,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	38,878,000				
	<b>Total</b>	<b>38,878,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

Total one time start up and ongoing operating costs

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:19PM

Project Number: 40000592

Project Title: Tacoma: Student Support Center

**Operating Impacts**

Acct Code	Account Title	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
FTE	Full Time Employee		0.1	0.1	0.1	0.1
001-1	General Fund-State	2,957	11,827	11,827	11,827	11,827
	<b>Total</b>	<b>2,957</b>	<b>11,827</b>	<b>11,827</b>	<b>11,827</b>	<b>11,827</b>

**Narrative**

1,280 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Apr-2031). FTE equals operating cost divided by \$125,000.

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000592	40000592
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:22PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science &amp; Agriculture

## Description

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 30

### Project Summary

The project will replace 70,118 gross square feet (GSF) in seven buildings with a single new 70,000 GSF facility on the Pasco campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Problem Statement - CBC's Agriculture, Engineering Technology, and Energy (Nuclear) Technology Workforce Programs are fortunate to have motivated and enthusiastic instructors that have a strong track record of successful grant writing and program development, in addition to building strong partnerships with K-12, four-year Colleges/Universities, and surrounding industry (Appendix K&L). Unfortunately, the space housing these programs is preventing these programs from furthering the College's Facility Master Plan, Strategic Plan, and Institutional Goals and Objectives. Additionally, the facilities are negatively impacting the program's progress towards SBCTC's goals of Economic Demand, Student Success, and Innovation. These dynamic programs are experiencing the following challenges:

1. Deteriorated & Obsolete Facilities - No Space for Placemaking or Relationship Building
2. Need for Additional Space - Instruction, Student Support, & Collaboration
3. Innovations and Technology Disruptions
4. Program Adjacencies - Missed Opportunities
5. Industry Demand for More Graduates

Reducing Opportunity Gaps - Franklin County is one of only two counties in the state of Washington designated as a "minority-majority". Almost fifty-four percent (54%) of the population is Hispanic/Latinx while fifty-four percent (54%) of CBC's student body is Hispanic/Latinx. Of incoming students over four years, 67% of incoming Hispanic/Latinx students do not enter at College Level Math in comparison to fifty-one percent (51%) of White students. Students who have deficits in Math are only 1/3 as likely (25% vs 72%) as their peers to complete college math in year one. Students in the gap groups (47%) would be, conservatively, around 1,800 (10.8% of our student population) in the gap who would benefit at current enrollment levels.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 70,118 gross square feet (GSF) in seven buildings with a single new 70,000 GSF facility on the Pasco campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The solution is to replace the deteriorated, inadequate, and insufficient space with a 70,000 square foot modern Center for Applied Science and Agriculture (CASA). The CASA building will be agile and able to serve students seeking degrees, stackable credits, or short-term certificates. It will offer classroom, laboratory, collaborative project-based learning areas, informal learning, advising, and tutoring areas. The facility will be high-quality, modern, relevant, accessible, technologically equipped, and will promote equity. Furthermore, it will incorporate demonstration and meeting space for student initiatives and clubs such as Sustainability and Multicultural. The new facility will allow the College to work with industry to customize educational opportunities. Indoor-outdoor connectivity combined with the adjacency to the agriculture fields will enhance learning. Additionally, the new facility will be located adjacent to the existing Center for Career and Technical Education (CCTE) to maximize shared resources. The facility will be well positioned to meet the advancing needs of Agriculture, Engineering, Energy (nuclear) Technology, Alternative Energy, and all STEM education.

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:22PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science &amp; Agriculture

## Description

The resource center will act as the hub of the facility and allow CBC to better administer I-BEST, Guided Pathways, and Career Launch programs through high-touch service, collaboration, networking, and developing customized educational and tutoring plans for students. The facility is envisioned as collaborative, multipurpose, transparent, and hands-on. The goal is to create a center where learning is seen and felt. Industry, instructors, and students will be able to work together through creative practices and collaborations to advance Agriculture, Engineering Technology, and Energy Technology innovations and opportunities. Highway to Hanford work - bringing industry leaders on campus for informal career exploration.

Doing nothing will likely result in FTE's halting or decreasing for the Agriculture and Engineering Technology programs. The College has worked diligently to align and build their programs to provide customized empirical student pathways, provide internship and job shadowing opportunities, ensure that students have access to experiential learning and mentoring opportunities, and increase partnerships with local and regional industry and four-year institutions.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovating the separated and small facilities housing Agriculture and Engineering Technology will not overcome deficiencies or create an educational facility that promotes student success or allows for needed program expansion and integration. The existing facility sizes and layout cannot adequately or safely accommodate needed laboratories, modern classrooms, collaborative learning environments, group study areas, individual study areas, learning resources (tutoring), career services, student recruitment, etc. The facilities cannot be renovated to provide students with the modern educational environments needed to promote student success.

Locating the programs elsewhere on campus is not a viable option. There is nowhere else on campus for these programs to be housed. The programs need laboratory space that is designed specifically for their course requirements. Agriculture needs laboratories with fume hoods and space for research and experiments. Engineering technology needs access to 3D printing labs, computer laboratories, and drafting tables.

Nuclear Technology has contemplated moving into space on the Richland Campus. This is not a practical option because it moves the program away from complementary programs. The programs will greatly benefit by being located adjacent to the agriculture fields and the CCTE. This will maximize the concept of shared resources and allow for an integrated interdisciplinary learning experience for all workforce and STEM programs.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

This project will support an additional 90 full-time-equivalent students annually.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

This project is proposed to be funded using general obligation bonds allocated through Washington State's capital budget.

#### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

Columbia Basin College's Facilities Master Plan centers around providing a diverse, fair, equitable, and sustainable learning environment. The number one, unfunded, Facility Master Plan Priority is to create a new Center for Applied Sciences and Agriculture.

The Strategic Plan of Columbia Basin College has four priorities: Student Success, Teaching and Learning, Culture and Systems, and Community Relationships. This project will provide educational and student service space that is

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:22PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science &amp; Agriculture

## Description

technologically advanced, sustainable, and adaptable to the changing market. The Teaching and Learning Priority centers around providing a culturally responsive, student centered, equitable, and inclusive learning environment. The new space will promote transparency, visibility, and engagement while providing vertical learning and organization that prioritizes student learning.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attachedC100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Solar water heating
- b) Above code HVAC system efficiency
- c) Post occupancy commissioning
- d) Interconnectivity of room scheduling in 25Live and HVAC controls
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Minimize building surface area for necessary floor area
- h) Roofing materials with high solar reflectance and reliability
- i) Orient building for natural light and reduced heating and cooling loads
- j) Trees and vegetation planted to directly shade building
- k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- l) Increase transportation choices – drive, walk, bike or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Franklin County is very diverse with the Hispanic population making up almost 60% of the population. The student diversity at the college is just as diverse with Hispanics making up 54% of the school enrollment. This capital project is going to have a significant benefit to historically under-represented communities. It will provide a modern facility that is adjacent to related academic fields with better access, security and improved amenities.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

N/A

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

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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:22PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science & Agriculture

**Description**

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Pasco

County: Franklin

Legislative District: 016

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	58,465,000				
	<b>Total</b>	<b>58,465,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State			58,465,000		
	<b>Total</b>		<b>0</b>	<b>58,465,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**No Operating Impact**

**Narrative**

There is no net-new area being added to the campus.

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000581	40000581
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



## Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:23PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching &amp; Community Connect

**Description**

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 31

**Project Summary**

The project will replace 65,174 gross square feet (GSF) in three buildings with a single new 65,174 GSF facility.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

This request is for the replacement of Buildings 14, 16, & 31 to meet the current and future needs of a wide range of workforce training programs. This request will also help provide more integrated pre-college and general education onramps to our professional and technical programs, particularly for our most vulnerable student populations including our BIPOC, first generation, single parents, and economically disadvantaged students.

Pierce County is home to Joint Base Lewis-McChord (JBLM) through which thousands of service personnel transition from active duty to the civilian workforce.

The fields we propose to serve with this capital request are as diverse as our county's needs: high school completion, English language acquisition, Health Care, CyberSecurity, Network Operations and System Security, Dental Assisting, Culinary Arts, and Environmental Sciences and Technology.

Institutional data for academic year 2018-2019 is the most complete and representative of institutional trends prior to pandemic-related disruptions. In the 2018-2019 academic year, CPTC saw student retention increase by 2% and completion increase by nearly 8% overall. However, upward trends did not extend to certain historically underserved student subgroups. In 2018, the retention rate for white students was 68%, compared to 56% for African American students and 63% for Hispanic students. Completion rates for 2018 showed a similar pattern, at 48% for white students and 36% and 39% for African American and Latinx students, respectively. Regarding workforce preparation, 79% of students demonstrate proficiency of student learning outcomes (compared to CPTC's established 85% target). Only 21% of students completed college-level English or Math courses in a year (against a 25% target). In addition, there was a 14%-degree completion gap between African American students and white students.

At Clover Park, Pre-College Pathways is the face of this work, interfacing with historically marginalized community members in culturally responsive ways to facilitate diploma completion options that lead to college level degrees. Currently, College Pathways services are spread out, difficult to find, and provide insufficient space to equitably serve the large number of residents in need. Students from historically marginalized populations find themselves physically marginalized within the aging and dispersed facilities currently housing these programs. Further, Pre-College Pathways students take classes and meet with support service personnel in locations physically distant from the professional technical programs to which they aspire. A new, community-focused facility, co-located with professional technical programs, would provide an opportunity to welcome individuals, especially those from historically marginalized populations into college pathways through a streamlined support system in a building purposefully built to serve them.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 2.1]**

The project will replace 65,174 gross square feet (GSF) in three buildings with a single new 65,174 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]**

The existing and currently planned programs addressed by this project will include:

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:23PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching &amp; Community Connect

## Description

- High School Diploma in the Northwest Career and Technical High School
- General Education courses that support AAT and BAS Program requirements
- BAS in Cybersecurity
- AAT AAS (and related certificates) Network Operations & System Security
- AAT AAS (and related certificates) in Environmental Sciences & Technology
- AAT (and related certificates) in Culinary Arts
- AAT (and related certificates) in Pastry Arts
- AAT in Dental Assistant

The project also addresses the critical needs of displaced youth throughout Pierce County as well as CPTC's Division of Workforce and Economic Development which provides services including, but not limited to, retraining for dislocated workers, transitioning veterans, vulnerable workers, and students pursuing programs that are not financial aid-eligible, and continuing education and recertification.

The consequences of doing nothing are that CPTC's programs and strategic goals would be hampered by antiquated, deteriorating buildings 14, 16 & 31 which are not adequately serving the needs of the college.

#### **4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

Renovation of Buildings 14, 16 & 31 is not feasible as the cost to renovate would exceed the cost to replace. Building systems have outlived their useful lives, and these inefficient, poorly functioning buildings do not meet the instructional needs of the college.

#### **5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

This replacement project is anticipated to add 3 FTE capacity to the Culinary Arts program through a larger instructional kitchen and 4 FTE capacity to the Dental program through a larger Dental Lab. Additionally, Pre-college students will be served with support spaces.

#### **6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

#### **7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The Center for Innovative Teaching and Community Connections is the highest priority major capital project in CPTC's Campus Master Plan.

Equity is a core theme of Clover Park's current Strategic Plan, published in 2017, and it articulates a commitment to the people we equitably serve, through a mission statement focused on preparing tomorrow's workforce and a vision of strengthening our community through responsive education and services. One of the most important changes to our strategic plan and institutional goals has been to establish diversity, equity, and inclusion (DEI) as a cornerstone of our core themes, as important as our traditional emphases on workforce preparation and student success.

#### **8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

# 699 - Community and Technical College System Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:23PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching &amp; Community Connect

## Description

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Trees and vegetation planted to directly shade building
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- k) Increase transportation choices – drive, walk, bike or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Pierce County services a very diverse population with 35% of its population being people of color. It benefits from having Joint Base Lewis/McChord (JBLM) military bases which brings in people from all over the country and adds to the ethnic diversity of the region. Clover Park serves many of these diverse populations being close to JBLM and the Interstate 5 corridor. This project aims to consolidate its Pre-College Pathways program with some of its general education offerings and professional technical programs. These programs serve a high proportion of historically excluded populations.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

N/A

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:23PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching & Community Connect

**Description**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**Location**

City: Lakewood

County: Pierce

Legislative District: 029

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	54,450,000				
	<b>Total</b>	<b>54,450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	<b>2033-35</b>	
057-1	State Bldg Constr-State		54,450,000			
	<b>Total</b>	<b>0</b>	<b>54,450,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

There is no net-new area being added to the campus.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000580	40000580
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:24PM

Project Number: 40000589

Project Title: South Seattle: Georgetown Campus, Building B

## Description

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 32

### Project Summary

The project will replace 34,000 gross square feet (GSF) in one building with a single new 34,000 GSF facility on the South Seattle College Georgetown campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

South Seattle College (SSC) is requesting funding for the complete replacement of the GT-B Building on the South Seattle College, Georgetown (SSC-GT) Campus.

The SSC-GT campus is in the historic Georgetown area, the heart of Seattle's industrial zone, and Washington's largest manufacturing center. The SSC-GT campus is a critical part of the larger South Seattle College that serves nearly 15,000 students annually in low-income neighborhoods of Seattle. The 17.4-acre campus includes five training and instructional buildings with more than 100,000 square feet of space dedicated to classrooms, labs, and offices and is home to the largest apprentice training center in the state of Washington.

Our Apprenticeship and Education Center programs train more than 2,500 Registered Apprentices each year in 15 apprenticeships and more than 125 pre-apprenticeships serving over 50 different occupations. In cooperation with area unions, industry, government and community organizations, SSC-GT hosts Corporate & Customized Training Office, and the Washington State Labor Education and Research Center (LERC), which serves the entire state from this location. SSC is a federally designated Asian American Native American Pacific Islander Serving Institution. Over the last ten years we have been engaged in an ambitious effort to increase enrollment of low-income students and students of color. Our Georgetown campus serves over 1,000 (31%) of the SSC annual state-funded FTE (2021). Increasing the diversity and quality of Georgetown apprenticeship programs supports a key component of our mission.

The SSC-GT apprenticeship preparation programs are recognized by the Washington State Apprenticeship and Training Council (WSATC) and follow standards outlined in WSATC Policy 2012-03. The pace of our regional economy continues to grow, and demand for workers at the State and Federal level in the construction industry exceeds supply. According to the King County Labor Area Summary, October 2018, "Year-to-year, employment was up 5,400 or 7.1 percent". (see Appendix 7.9.1)

Large Public Works Projects including Sound Transit's multi-year light rail expansion, drive the need to invest in building trades and skilled trades apprenticeship programs. Funding for this project would generate a strong return on investment for the Puget Sound Regional Economy apprentices, employers, and the state CTC system.

Nationally 97% of the construction trades remain male dominated. In our state, people of color represent less than 20% and women less than 10% of the trades workforce. South Seattle students of color represent over 53% of our enrollment. We embrace the apprenticeship model of "earn while you learn," that includes both supervised on-the-job training and classroom instruction making apprenticeships accessible to many — especially women and people of color — who may not be able to take time off work or afford to go to a traditional college or university. Right now, these benefits are out of reach due to the lack existing or sufficient apprenticeships in many high-growth fields. (See Appendix 7.9.2)

According to data from the SBCTC, Labor and Industry sources, the need for people with high-grade skills in the trades has never been more acute. The regional building boom and a shrinking pool of trained entry-level apprentices due to recession

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Project Title: South Seattle: Georgetown Campus, Building B

## Description

and retirement, has resulted in a skilled- labor shortage. Historically the trades have not been truly welcoming to women, LGBTQ, and Black, Brown and Indigenous people, who represent an untapped resource of opportunity.

Apprenticeship at the SSC-GT campus helps advance progress on SSC Equity Diversity and Inclusion (EDI) strategic goals and opportunity for BIPOC and LGBTQ communities while continuing to support the progress the Workforce Education Investment Act has made since the Legislature passed it in 2019. Our diverse student body enrolled in the apprenticeship programs support EDI strategic goals as well as existing and new initiatives at the college, state and federal level. The federal infrastructure bill could bring \$8M to Washington State and new legislation being sponsored in the upcoming January session, if approved, would strengthen existing GT apprenticeships, provide parity with traditional college paths, build innovative new apprenticeships in growing job fields, and intentionally focus the colleges' guided pathways work on apprenticeship. SSC-GT apprenticeship supports the college mission to "...be a constantly evolving educational community dedicated to providing quality learning experiences which prepare students to meet their goals for life and work. ...and values and promotes a close involvement with the community and strong partnerships with business, labor and industry."

Efforts to support multiple and diverse programs—general education, pre-apprenticeship, apprenticeship in spaces that are either too large, too small, or ill-equipped which do not serve our mission. In some cases, outdated or no equipment at all impede training and student support. ADA compliance is outdated and impinges on universal access to classroom and lab spaces.

There is a shortage of dedicated lab space to serve emerging industries and an anticipated need for more flexible learning configurations.

The GT-B Building is the oldest building on campus, and after over 40 years of continuous use, has reached the end of its serviceable life. Programs have evolved over time and new industries have emerged. Crucial elements are inaccessible, and some programs operate in sub-optimal labs and classrooms. Finishes and systems are outdated, and other than system repair and maintenance and minor reconfiguration, GT-B Building has not had any major renovations in its 40-year service life.

The existing GT-B Building is an impediment to effective learning and student success.

- The existing configuration is dated and no longer serves the current or future needs of apprenticeship and pre-apprenticeship programs.
- Classrooms were designed for a bygone era of training that did not include a diverse community of learners, primary use of technology, flexible learning spaces or support for students.
- Current spaces are either too large or too small for current class sizes with no flexibility for different modes of instruction and inadequate equipment that impacts instructional quality and general use.
- The building lacks a dedicated computer lab to support students.
- The current building is not welcoming and does not engender a sense of belonging to diverse communities, especially women and black, indigenous, and people of color who benefit from more informal, integrated and relational learning and options for private space.
- The current building lacks a central area where students can access assistance or resources
- Transparency is limited, access and wayfinding are difficult. There is no space or opportunity for informal consistent peer-to-peer or faculty-student interaction. The building is disconnected from adjacent campus activities.
- The lack of adequate data pathways, robust Wi-Fi and collaborative technology hinders 21st century instruction.

### 2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.4]

The project will replace 34,000 gross square feet (GSF) in one building with a single new 34,000 GSF facility on the South Seattle College Georgetown campus.

### 3. How would the request address the problem or opportunity identified in question #1? What would be the result of not

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## Description

### taking action? [See proposal sections 1.3 and 3.3.2]

The new GT- B Building will complete a significant element of the Campus Masterplan. It will link the north and south ends of the campus with an intentional pedestrian connector. Labs and classrooms will have improved access to daylight and exterior learning areas. The building will be significantly less expensive to operate and will exceed minimum energy code requirements and reduce Greenhouse Gas Emissions as part of the South Seattle College Strategic Plan.

Doing nothing will impact the College's ability to respond to the changing needs of the Industry Partners they serve.

Reconfiguring the Career Tech Labs in response to volumetric needs and emerging industries better serves the student's learning environments. Phased renovation of the existing building offers no cost savings and will be more disruptive due to a prolonged construction duration.

1. The building is near the end of its serviceable life. Operational and building envelope maintenance costs will significantly increase over the next decade.
2. Emerging Industries will not thrive without support from the College.
3. Student engagement in the campus will not be improved and equity gaps will continue to exist.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Analysis of the existing building indicates significant systems are well past their serviceable life or would be too expensive to upgrade in-place. Based on the city of Seattle's existing Building code and Energy Code, major renovations trigger mandatory upgrades to ADA compliance, the building envelope, improving the seismic resistance of the structural system, replacement of the electrical service and distribution, and mechanical systems.

Architecturally the career tech labs utilize mezzanine space which is not ADA compliant for access. Many doors accessing classrooms and labs do not have adequate approach clearances. The building envelope requires complete replacement of insulation, windows and an addition of a continuous air-barrier. The structural assessment report (see Appendix 7.1.2) noted that after the building was built in 1981, the site has been identified to be at-risk for soil liquefaction during a seismic event.

The existing footings are not designed to resist these forces and differential settlement could cause the building to collapse. Brace frames and shear walls do not meet current standards and could fail. The roof trusses were constructed utilizing wood gussets with few apparent mechanical fasteners. This type of connection is known to weaken over time and may fail under snow loads. The HVAC assessment notes that the rooftop units have nearly reached the end of their service life. The fan-boxes serving the lab spaces appear to be original to the building and at least 10 years beyond their serviceable life. Rectifying all of these deficiencies through a renovation is not economically feasible.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The proposed project is not a growth project, the new building will be able to accommodate an increase in FTE's by adding shared classrooms.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project to replace the GT- B Building is anticipated to be 100% funded by state appropriation.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

In 2007, South Seattle College completed an extensive multi-year Major Institutional Master Plan (MIMP) under the City of Seattle's Land Use Code. The MIMP identified many strategic goals in support of serving metropolitan Seattle and surrounding communities. The 2013 Georgetown Campus Facilities Master Plan (FMP) identified growth opportunities,



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expansion of existing programs, and fostering community partnerships.

The Georgetown FMP identified the need for additional general classrooms, improvements to existing career-tech labs (Boilermakers & Sprinkler Fitters) and the expansion of student services spaces.

At the heart of the FMP is the objective to strengthen the pedestrian connections between the campus buildings. B Building was identified as the number one priority project for major renovation or replacement. This project will enliven and strengthen the connection between the north and south ends of the campus. The replacement of B Building will include a welcoming building entry with easy access from existing parking with visual connections to the pedestrian walkway. Fronting on the major arterial adjacent to the campus it will serve as an attractive beacon with abundant transparency providing views to learning and student areas.

The Seattle Colleges has established the following goals which a new GT-B Building supports: Seattle Colleges prepares each student for success in life and work, fostering a diverse, engaged, and dynamic community as an open-access learning institution. The SSC-GT thrives under the "Earn while you Learn" model and operates continuously over 16 hours each day with day, evening and weekend lecture and lab classes that support general education, four pre-apprenticeship, fifteen apprenticeship, two AAS-T degrees and a bachelors program (Sustainable Building Science Technology) and a BAS in Trades Leadership program in development.

### **8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### **9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### **10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Time of day and occupancy programming of lighting
- c) Efficient lighting
- d) Minimize building surface area for necessary floor area
- e) Roofing materials with high solar reflectance and reliability
- f) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- g) Increase transportation choices – drive, walk, bike or public transit

### **11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

South Seattle College sits in the southwestern area of King County. The college's student body makes up almost 50% of

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**Description**

BIPOC students. This project impacts an even greater area of diversity with a proposed new building on the Georgetown satellite campus which is located in the industrial area of south Seattle. Seattle College has an immense apprenticeship program supplying labor to many of the key manufacturing industries in King County. A significant component to Seattle Colleges mission is providing more opportunities for underrepresented communities and preparing more workers from these communities into the local workforce.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
Unknown at this time.

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

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates t a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpt from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>The College’s proposal is available upon request.

**Location**

City: Seattle

County: King

Legislative District: 011

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	27,786,000				
	<b>Total</b>	<b>27,786,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			Future Fiscal Periods			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State		27,786,000			

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**Funding**

Total	0	27,786,000	0	0
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**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	6,942	11,901	11,901	11,901	11,901
	<b>Total</b>	<b>6,942</b>	<b>11,901</b>	<b>11,901</b>	<b>11,901</b>	<b>11,901</b>

**Narrative**

1,288 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Dec 2032). And, FTE equals the operating cost divided by \$125,000.

# Capital Project Request

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000589	40000589
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Report Number: CBS002

Date Run: 8/20/2024 4:29PM

Project Number: 40000593

Project Title: Wenatchee: Immersive Technology &amp; Engineering Center

## Description

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 34

### Project Summary

This project will replace 26,631 gross square feet (GSF) in one building with a single new 26,631 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

This request is for the replacement of Sexton Hall. Sexton Hall was built in 1967 and contains 26,631 square feet. It currently houses the College's Business Computer Technology, Computer Science, and Engineering Technology Programs.

Sexton Hall is an impediment to today's educational delivery needs. It does not contain the space needed to deliver student-centric in person or distance learning. It contains low ceilings, uninsulated walls, archaic technology, poor lighting, and incompatible shaped classrooms and labs. Additionally, it contains serious seismic, life-safety, and energy deficiencies. Sexton Hall is unwelcoming and uninviting. The facility cannot be cost-effectively renovated. It must be replaced for WVC to deliver effective educational experiences to students attending in-person, distance, hybrid, or through innovative delivery methods.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

This project will replace 26,631 gross square feet (GSF) in one building with a single new 26,631 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The proposed solution is to replace Sexton Hall and develop a 26,631 sq. ft. Immersive Technology and Engineering Center (ITEC). The new innovative ITEC will provide modern, technically equipped classrooms and computer laboratories for the Computer Science, Computer Business Technology, and Engineering Technology Departments. The ITEC will also feature new offices and counseling areas for TRiO-SSS programs (MESA, CAMP, HEP, Upward Bound). Additionally, there will be a Community Outreach Center for industry connections as well as being able to provide space for Workforce, Continuing Education opportunities, and student and community clubs. The highlight of the ITEC, though, will be the Virtual Reality Lab where instructors can record digital material for online courses, student services, and students can participate in virtual classrooms and laboratories. Student Services will have access to the Virtual Reality Lab to develop effective outreach materials for basic questions and demonstrate the power of developing and following guided pathways.

If no action is taken, Sexton Hall will continue to degrade. Programs will remain siloed and without an anchor location for the programs to grow and prosper. This will lead to fewer opportunities for innovation between disciplines. Engineering and Computer Science will not effectively collaborate, and innovative new program delivery methods will not develop.

**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

Locate Programs in Other Facilities – There is nowhere on campus to relocate these programs. Portables were bought for the last replacement project to temporarily house programs. The space required for Computer Science and Engineering Technology is customized and requires program-specific laboratories. The need cannot be accomplished through relocating to another facility on campus.

Lease Space –WVC has two options concerning leasable space: off campus commercial space; or portable classrooms on campus. The average cost of commercial space in Wenatchee is \$16.33/SF/year; at a 1:1 ratio, this could potentially exceed

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Project Title: Wenatchee: Immersive Technology &amp; Engineering Center

## Description

\$434k annually. It is possible that the college could also face additional retrofitting costs. This is a fiscally irresponsible burden for WVC to take upon itself. Additionally, moving classes off campus would make access to student and school services more difficult, working against the college's goal of achieving student success.

Renovation –Sexton Hall is neither sized nor configured to properly serve education. It cannot be renovated or upgraded to feature the infrastructure, technology, configuration, adjacencies, or educational spaces needed for today's higher education learning environment. The renovation built onto this building in 1999 was an unsuccessful attempt at trying to improve the structure and program of the building. The building is still inefficient in space allocation and does not serve the programs well enough to be a healthy learning environment. Further renovations of the building will not solve this problem but will only prolong the existing problem.

Replacement –The preferred alternative is to replace Sexton Hall. This allows the college to maximize resources including time and money. Additionally, it provides a homebase for the programs to form collaborations with other programs on campus as well as K-12, four-year, industry, and community.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

Wenatchee Valley College anticipates that it can reach an additional 107 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The overall goal within the Facilities Master Plan of Wenatchee Valley College (WVC) is to "reimagine instructional space and infrastructure to best support teaching and learning in all areas of the institution". Minor goals within this are to provide the resources to ensure student success, engage with the community and industry, facilitate campus and student pride, address diversity and equity, and replace and remodel facilities to be sustainable and enable best practices. Sexton Hall has been targeted for replacement for the last eight years.

The overall goal of the Strategic Plan centers around four different topics: educational achievement, support for learning, responsiveness to local needs, and diversity through cultural enrichment. This project looks to replace a building that does not satisfy these goals with one that does.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your**

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Project Title: Wenatchee: Immersive Technology & Engineering Center

**Description**

**compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Solar water heating
- b) Above code HVAC system efficiency
- c) Post occupancy commissioning
- d) Interconnectivity of room scheduling in 25Live and HVAC controls
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Minimize building surface area for necessary floor area
- h) Roofing materials with high solar reflectance and reliability
- i) Orient building for natural light and reduced heating and cooling loads
- j) Trees and vegetation planted to directly shade building
- k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements.
- l) Increase transportation choices – drive, walk, bike or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Wenatchee Valley College has a significant Hispanic/White Hispanic/Latin student body making up almost 45% of the student demographics which is higher than the county Hispanic population. This region is changing with more people of color moving into the area. This project aims to remove barriers and enhance advancements in technology benefitting these historically underrepresented groups who are changing the ethnic landscape in this region.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Unknown at this time

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here

-<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Wenatchee

County: Chelan

Legislative District: 012

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Project Number: 40000593

Project Title: Wenatchee: Immersive Technology & Engineering Center

**Description**

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	22,021,000				
	<b>Total</b>	<b>22,021,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
			<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	<b>2033-35</b>
057-1	State Bldg Constr-State			22,021,000		
	<b>Total</b>	<b>0</b>	<b>22,021,000</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

There is no net-new area being added to the campus.



## Capital Project Request

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Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000593	40000593
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:31PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center &amp; Edison Technical

## Description

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 35

### Project Summary

This project will renovate 67,000 gross square feet (GSF) in the Broadway Edison building on the Seattle Central College campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

The monolithic red brick 400,000 sf Broadway/Edison Building is for most people the “campus” of Seattle Central. In sheer size it is a landmark. It was assembled by combining buildings built over several decades at different grades and heights. They were then wrapped in red brick which stretches from rooftop out to the road’s edge. Underneath its façade, the complex is difficult for the newcomer to navigate. Key student services, such as admissions and testing, are separated on different floors and distant from one another. There is no welcome center or other focal point for prospective students and their families to be greeted and gather information. Key student services have been assigned space as it became available, rather than through a master plan that groups them by common function. The result has been confusion for prospective enrollees as well as gaps at handoffs of students between admissions, advising, career counseling and other core student services.

For instructional planners, the spaces to be remodeled are ill-suited for Central’s high demand instructional programs. The older Edison Building has antiquated HVAC so loud that it disrupts or masks instructor’s voices. Classrooms are too small for optimum class sizes or so cavernous on the first floor as to be only suited for one vocational training program. There are no gathering spaces for group study or informal student activities.

The classrooms on the 3rd and 4th floors of the Phase One Broadway addition are antiquated and inefficient for allocating classroom space. They need to be reconfigured for STEM and IT instruction. The college currently lacks physics labs and small group project space with sinks, utilities, and IT infrastructure.

The red brick façade of the Broadway/Edison Building is overlaid on concrete walls and attached via metal framing and rods to those vertical walls. The design of this exterior cladding system has proven vulnerable to water penetration resulting in corrosion to the metal framing and tieback rods. Visual evidence of extensive shifting and cracking can be seen at various points and has been confirmed via forensic investigation. There is a significant risk during seismic events that whole sections of the façade will sheer off, imperiling pedestrians below.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

This project will renovate 67,000 gross square feet (GSF) in the Broadway Edison building on the Seattle Central College campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

This planned remodel of the Northeast corner of the Phase One Broadway/Edison Building will address several barriers to meeting student needs and one critical life/safety issue:

1. Creation of a Welcome Center that provides one point of contact for prospective and enrolling students.
2. Consolidation of student services for easier “one-stop” access for enrolled students.
3. Creation of STEM and IT labs and classrooms to expand enrollment and program capacity in the College’s most

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:31PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center &amp; Edison Technical

## Description

in-demand degree and certificate programs.

4. Replacement of failing building façade above a high-traffic entryway, which is in danger of collapse during an earthquake.

Welcome Center and associated student services: - Without a cohesive student entry process, students will continue to struggle in navigating the services, resources, and technology to support successful entrance to Seattle Central. Prospective students who encounter barriers to their enrollment process often choose to give up or miss critical first steps. These barriers to enrollment must be removed.

Instructional Space Modifications: - Without full renovation of aging and out-of-date classrooms and labs, the efficacy of instruction will continue to degrade. SCC needs facilities that are designed to fully integrate necessary instructional media and support current teaching pedagogies. Progressing instruction in STEM, and physics in particular, will be hindered.  
Informal Student Learning: - SCC has almost no space for students outside of classrooms and labs. Without the new space, students will not have adequate opportunities to study and collaborate with classmates or to meet with faculty.

Building Conditions: - There is simply no means to fund the extensive seismic issues associated with the BE Phase 1 exterior masonry veneer except via a major capital project. If this project is not funded, this life safety deficiency will linger to the point of failure.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

The college has long sought to address the issues of entry student services as well as new instruction spaces that serve STEM-related programs. As part of the campus master planning considerations, these functions were considered for the ITEC Building slated for construction on the North Plaza site. However, now, and into the foreseeable future, there does not appear to be the projected FTE growth to support the funding of this new construction. This lack of growth, plus the deferred maintenance and operation costs that need to be mitigated in the Edison Technical and BE Phase 1 buildings further support the preferred renovation alternative.

#### Alternative No. 1 – New Instructional Building and Welcome Center

This alternative proposes a new 67,000 GSF building located on the existing North Plaza Site. This alternative was considered as it would eliminate the impact to existing and on-going operations. Ultimately, it was not chosen for further consideration due to the following reasons:

- Selecting this option leaves the college with a large backlog of exterior veneer and mechanical system replacement estimated at over \$4M that cannot be addressed without a major capital appropriation.
- Building on the North Plaza site would remove a key piece of undeveloped property the master plan identified for a major new academic building.
- The cost to fully renovate existing space is estimated at approximately \$17M less than new construction (Total Project Cost).

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

As the project is an interior Renovation with no new ASF, the project will not generate any increase in FTE. College excesses in general classroom space will be exchanged for increased space for Informal Student Learning and Student Services space.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

#### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as

# 699 - Community and Technical College System Capital Project Request

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Date Run: 8/20/2024 4:31PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center &amp; Edison Technical

## Description

### appropriate.[See proposal section 2.2]

City of Seattle Major Institution Master Plan (MIMP) is an external planning document that is approved by the City of Seattle. It addresses land use development regulations to be applied to any new campus building development. It addresses external issues. i.e., parking, traffic, utilities, building height/bulk etc. As such, it specifically exempts any development regulations for renovation projects. The college is currently in the process of obtaining a new MIMP approval from the City of Seattle. Approval is anticipated in 2022.

The WCETM is identified as one of the five planned projects in the Facilities Master Plan. While the Broadway Edison Phase I and Edison Technical North Building have received renovations in the past, there are still large portions of the first, second, and third floors that are of original construction or were built for specific program needs that are no longer effectively used. This project will allow these areas to be fully renovated to provide student services and academic space necessary to support transfer programs in high demand areas of study (STEM, Physics, IT, VR/IR etc.)

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attachedC100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Photovoltaic energy systems
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Increase transportation choices – drive, walk, bike or public transit

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Seattle Central College is in the heart of downtown Seattle. It caters to a very racially diverse community of students making it responsible for serving a large percentage of historically under-represented populations. Each capital improvement can have a very positive impact on these student populations.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

Unknown at this time.

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Project Number: 40000586

Project Title: Seattle Central: Welcome Center & Edison Technical

**Description**

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

14. Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why are appropriation is needed.

N/A

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates t a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>The College’s proposal is available upon request.

**Location**

City: Seattle

County: King

Legislative District: 043

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	53,110,000				
	<b>Total</b>	<b>53,110,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
			<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State			53,110,000		
	<b>Total</b>		<b>0</b>	<b>53,110,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**Narrative**

There is no net-new area being added to the campus.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000586	40000586
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:32PM

Project Number: 40000582

Project Title: Highline: Academic Pathways &amp; Technology Center

## Description

Starting Fiscal Year: 2030

Project Class: Preservation

Agency Priority: 36

### Project Summary

The project will replace 58,048 gross square feet (GSF) in seven buildings with a single new 64,239 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Three of the college's current academic buildings (13, 14, and 17) were built in 1964 and 1967 with low-budget design. Currently, these classrooms are equipped with minimal technology and teaching tools. Several classrooms have permanently fixed tiered seating arrangements, eliminating the ability for students to work collaboratively in groups. Ongoing ADA compliance issues continue to plague these three buildings and their surrounding sites. The two athletic buildings (27 and 28) were also built in 1964 during the same phase of campus construction. The infrastructure of all five buildings is beyond useful life and deteriorating at an alarming rate.

Highline College has the most diverse student population in Washington state, with over 70% of students identifying as students of color. In South King County, postsecondary attainment for adults with a bachelor's degree is at 26% compared to King County which is 53.6%.

At the same time, Washington State is projected to have substantial increases in refugee resettlement in the coming years. The majority of these refugees will be resettled in South King County. Highline College's proximity to public transportation, augmented by the incorporation of a new Sound Transit Light Rail station across the street, makes it a strategic location for newly arrived language learners. Additionally, The Puget Sound Welcome Back Center, whose mission is to build bridges between the pool of internationally trained professionals living in Washington and the need for linguistically and culturally competent professional services, is located on Highline's campus, and World Relief, the largest refugee resettlement agency in Washington State, is our next-door neighbor on Pacific Highway.

This request is for the replacement of five inefficient buildings to provide a consolidated academic building that provides a home for Highline's English Language, Career, and Academic Prep (ELCAP) non-credit program as well as our Bachelor of Applied Science (BAS) Programs. Disrupting the traditional organization of buildings by program area and/ or student level, this building will resolve the opportunity gap between two pathways, Business and Computer Information Systems, with classrooms designed for non-credit ESL courses, 100- and 200-level associate degree courses, as well as upper-division BAS courses.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 58,039 gross square feet (GSF) in seven buildings with a single new 64,239 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]**

By replacing outdated classrooms and meeting spaces with spaces conducive to active and collaborative learning, and technology-enhanced learning (including "hi-flex" learning, where some students are on campus and others connect remotely), we can accommodate state of the art teaching techniques which align with state standards. Our current classrooms, while adequate for in person "traditional" teaching, are not designed for collaborative learning in teams.

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Project Title: Highline: Academic Pathways &amp; Technology Center

## Description

Housing ELCAP with some of the college's BAS programs, (Global Trade and Logistic and CIS and Cybersecurity) makes visible that many of our students' journeys begin with learning English and can culminate in earning an applied baccalaureate degree that builds on the tremendous cultural and linguistic assets our diverse students bring. Locating these programs in one building will foster cross departmental collaboration among faculty and staff from different departments and provide an accessible location for new and current students to interact with one another and receive the support they need to complete their career and degree pathways. In examining current data, over 30% of students in the computer related AAS degrees begin in ELCAP. These transition rates will be strengthened by the close proximity of the programs.

The consequences of doing nothing would mean failure to meet student enrollment demand, unsafe and inaccessible existing labs/classrooms, and failure to provide the highest quality facilities with innovative technologies necessary for these programs.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

The renovation of Buildings 12A, 12B, 13, 14, 17, 27 and 28 is not feasible as the cost to renovate would exceed the cost to replace. Building systems have outlived their useful lives, and these inefficient, poorly functioning buildings do not meet the instructional needs of the college.

Consolidating space for General Education and ELCAP programs, as well as accommodating more space for BAS programs/support and Student Informal Learning will provide many Facilities benefits. Facilities staff will be able to service and maintain a single new building instead of several deteriorating antiquated buildings which will improve efficiency and save facilities resources.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 36 full-time-equivalent students annually. The remaining spaces will provide non-credit student programs.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

#### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

In 2021, the college updated its previous 2016 Campus Master Plan with a renewed path to meet its priorities for improvements on the main campus. After completing the Building 26 Health and Life Sciences Renovation/Addition project in 2019, the college updated its Strategic Plan Goals and Priority Core Themes, and the 2021 Campus Master Plan updated the college's facilities master planning to tie in with its 2021 Strategic Plan.

The college's new Welcome Center for Student Success project is currently the top priority on SBCTC's 2022 Supplemental Capital Budget Request. The Academic Pathways and Technology Center is the next highest priority major capital project in Highline's Campus Master Plan.

Highline College updated its core themes in 2021 after successfully completing its seven-year accreditation cycle and is in the process of intentionally integrating equity through its new strategic plan. The updates to the core themes and strategic plan align with the Guided Pathways framework and reflect the equity, access and completion priorities that are driving the work of both the college and the SBCTC. The proposed Academic Pathways and Technology Center project directly supports Highline's commitment to implement Guided Pathways and the new core themes in a number of ways.

#### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO



# 699 - Community and Technical College System Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:32PM

Project Number: 40000582

Project Title: Highline: Academic Pathways &amp; Technology Center

## Description

review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

The proposed project would allow the college to remove multiple bldgs. most of which meet or are under the required EUI. However, there is one Tier II bldg. (bldg. 28 The Pavilion) that is 23,162 sq. ft. that presently has an EUI of 81.9. It has two gas fired units that heat this building. Additionally, the project would replace bldgs. 12A Greenhouse, Bldgs.13,14,17 and 27. None of these buildings are large enough that it puts them into Tier 1 or 2 for Clean Buildings compliance yet.

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- j) Increase transportation choices – drive, walk, bike or public transit

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Highline College, located in south King County, has one of the most diverse student populations in the State of Washington with over 70% of its student body being students of color. Any capital project done at Highline would have positive equity impact on student life. Moreover, this project replaces three academic buildings along with two athletic facilities and two greenhouses providing much needed "flexible" learning spaces enhancing collaboration and access.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

N/A

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

### 14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

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Project Number: 40000582

Project Title: Highline: Academic Pathways & Technology Center

**Description**

needed.  
N/A

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.  
N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Des Moines

County: King

Legislative District: 033

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	52,892,000				
	<b>Total</b>	<b>52,892,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State		52,892,000		
	<b>Total</b>	<b>0</b>	<b>52,892,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
FTE	Full Time Employee	0.1	0.3	0.3	0.3	0.3
001-1	General Fund-State	9,307	37,228	37,228	37,228	37,228
	<b>Total</b>	<b>9,307</b>	<b>37,228</b>	<b>37,228</b>	<b>37,228</b>	<b>37,228</b>

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**Version:** S1 SBCTC 2025-27 Capital Request

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**Project Number:** 40000582

**Project Title:** Highline: Academic Pathways & Technology Center

**Operating Impacts**

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**Narrative**

4,029 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Apr-2033). FTE equals the operating cost divided by \$125,000

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000582	40000582
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:34PM

Project Number: 4000591

Project Title: Spokane Falls: Teaching &amp; Learning Commons

**Description**

Starting Fiscal Year: 2032

Project Class: Preservation

Agency Priority: 37

**Project Summary**

This project will replace 80,867 gross square feet (GSF) in two buildings with a combined 69,857 GSF addition to an existing building and new facility.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Spokane Falls Community College (SFCC) has a critical need to improve the library, student services, and instructional facilities on its campus. The current facilities are not consistent with the college's goals for equity, student success, operational excellence, or employee success. The facility limitations create barriers to access for disadvantaged and non-traditional students, which increase opportunity gaps rather than provide opportunities to lower barriers to entry and support students as they work to complete their program goals.

More than 57% of SFCC students are non-traditional or disadvantaged students. The student services that support these disadvantaged students are in disparate and leftover spaces around campus. To better support these students, these facilities should be brought together into a centralized building and integrated with formal and informal learning environments along with other student support services. By putting these services in a central location, students will have easy access to the support areas they need. A central location would also benefit the faculty and staff that operate these services by allowing them to work together.

The current tutoring, career services, and workforce development centers are available to students, but their locations are not integrated into a collaborative center or learning environment. Students must be intentional in seeking these facilities out, and many students who need this support are the least likely to put in the additional effort that is required to access the support they need.

The current facilities do not meet the needs of the college. The library is primarily a book storage facility and not a learning environment. Tall book stacks enclose the space and do not allow for student interaction or flexibility. The computer lab is rigidly structured and does not allow for collaboration. There are more classrooms than the programs need, but they are too small for current instruction methods. Similarly, there are many unused offices that are separated from student areas while also being very small by contemporary standards. Teaching training areas are dispersed around the school, and therefore, they are not fully used by the faculty.

The proposed project is a replacement project request. The proposed building is less square footage than the proposed demolished buildings, resulting in a net decrease in campus area.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

This project will replace 80,867 gross square feet (GSF) in two buildings with a combined 69,857 GSF addition to an existing building and new facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]**

The Teaching and Learning Commons will provide shared-use active learning classrooms and hands-on labs that will be

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Report Number: CBS002

Date Run: 8/20/2024 4:34PM

Project Number: 40000591

Project Title: Spokane Falls: Teaching &amp; Learning Commons

## Description

used by a wide range of the college's humanities programs, along with theater, professional studies, library, and workforce education programs. They will provide space and technology for teaching cross-disciplinary, life-long skills and promoting creativity and innovation.

The project will contain space to serve the student service programs including tutoring, career services, disability access, LGBTQ, and MOSAIC (Multicultural Office for Students Actively Involved in Community). The library, learning commons, collaborative center, and media center will be used by all students and will benefit all programs at the college.

SFCC does not consider doing nothing a viable alternative. If changes are not made, the college will not be able to adequately serve the students. The school's accreditation would be put at risk because the current facilities are not consistent with equity requirements. Opportunity gaps (Appendix 7.4) at the school are being widened by the limitations of the current facility. Students have been lost at Covid due to a lack of space to provide the assistance that this project would deliver.

To avoid failure, the college must anticipate the future and continue to innovate. If nothing is done, the college's reputation will suffer in the community. Education needs to be built up and reimagined to not only meet the needs of each individual student. Rather, it must meet the needs of the community and the individual together.

This new project will give individual students the support they need for success, build community partnerships, improve educational access, and close observed opportunity and DEI gaps. If nothing is done, the school will remain stagnant and will not be able to meet the needs of the individual students or the community.

#### **4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

Several options were explored that would include a partial demo and renovation. These options were rejected because the renovated spaces would still not meet programmatic needs and the costs associated with the renovation would still be significant due to the seismic, life safety, and energy code deficiencies of the current buildings. Putting money into extending the life of existing buildings that are not flexible and do not meet current educational standards would not be a wise use of state funds.

#### **5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 11 full-time-equivalent students annually.

#### **6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

#### **7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The proposed project is in alignment with the current Facilities Master Plan (Appendix 7.3.1). The plan recommends demolishing Buildings 2 and 5. The plan proposes a new building on the current site of Building 5 (Humanities). "This new multi-use building will include state of the art classrooms, learning resources, and media center for students, as well as teaching and learning seminar space for faculty development." It is envisioned that the new building would also include a new campus library, which is currently in Building 2. Demolition of this building would provide an opportunity for a true campus quad and dynamically reinforce a true north-south circulation axis through campus."The plan also proposes the "Theater would be relocated [from Building 5] to a new addition to the Fine and Applied Arts building creating a true arts neighborhood."

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:34PM

Project Number: 40000591

Project Title: Spokane Falls: Teaching &amp; Learning Commons

## Description

By improving student access and increasing the visibility of the Guided Pathway programs, this project will meet the SFCC goal of improving the Guided Pathways metrics. The project has been designed to address school goals for more Diversity, Equity, and Inclusion. It will also directly address the student opportunity gaps as outlined in Appendix 7.4. The project will also allow the college to continue building partnerships with K-12 Schools, Fairchild Airforce Base, Tribal Partners, and others.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) During design energy modeling and benchmarking to similar building types will be utilized to understand the potential energy use of the building and inform the design, construction, and commissioning efforts.
- c) Post occupancy commissioning will be implemented to validate systems operating at peak efficiency and within the EUI targets established during design to align with the Clean Building Performance Standards.
- d) Interconnectivity of room scheduling in 25Live and HVAC controls
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Minimize building surface area for necessary floor area
- h) Roofing materials with high solar reflectance and reliability
- i) Orient building for natural light and reduced heating and cooling loads
- j) Trees and vegetation planted to directly shade building
- k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- l) On-site renewable energy will be produced utilizing solar PV at an amount of 0.5 kW/SF of building area.

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

The demographics for Spokane Colleges align with the demographics of the county. Students of color make up around 18%. Spokane is not as ethnically diverse as other areas of the state, but it plays a crucial role occupying one of the largest geographical areas of the state, being the only community college system in the far eastern and northeastern regions. It serves a geographical area of seven counties. The Spokane College system attracts a lot of rural and economically underrepresented students.

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:34PM

Project Number: 40000591

Project Title: Spokane Falls: Teaching & Learning Commons

**Description**

12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions). Yes, this project is eligible for Direct Pay as it will include solar PV for onsite electricity generation and EV charging stations.

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

14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

No reappropriation is required

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Spokane

County: Spokane

Legislative District: 006

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	72,278,000				
	<b>Total</b>	<b>72,278,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			72,278,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>72,278,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact



**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/20/2024 4:34PM

**Project Number:** 40000591

**Project Title:** Spokane Falls: Teaching & Learning Commons

**Operating Impacts**

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**Narrative**

There is no net-new area being added to the campus.

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000591	40000591
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:35PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

## Description

Starting Fiscal Year: 2032

Project Class: Preservation

Agency Priority: 38

### Project Summary

The project will replace 47,096 gross square feet (GSF) in three buildings with a single new 47,396 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1 and 3.1]**

The Admissions Center (ADC) at Lower Columbia College was built in 1960, and originally functioned as the Student Center. Today, the building provides centralized services to students throughout their lifecycle, from getting started at college to graduation. As the number of programs and services for students has grown and the model of how to most effectively support students has changed, the ADC no longer provides the space to engage students in meaningful ways. To accommodate growing programs, student spaces have been diminished to add offices and cubicles for personnel who meet with and support students; many of which are too small to meet comfortably and/or privately with students to discuss confidential matters related to finances, food and housing insecurity, academic needs and other personal matters. This has resulted in a loss of workstations and labs for students to access technology, participate in workshops, and interact with other students.

The Applied Arts Building (AAR) was also built in 1960, formerly home to the college's Nursing and Allied Health programs. It has been added on to and renovated multiple times to accommodate changing programs and functions over the years. The building was not constructed with technology in mind, and the building does not support modern instruction.

The International Center is 49 years old and has exceeded its useful life. All three buildings have known life safety, accessibility, energy, and assumed hazardous material issues.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 47,096 gross square feet (GSF) in three buildings with a single new 47,396 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The college proposes the replacement of the Admissions Center (currently housing Student Services), the Applied Arts Building (currently housing the Business, Language & Literature departments, and Effectiveness and College Relations department), and the International Center (currently housing the Career Education Options (CEO) program). Photos of Buildings to be Demolished (7.4.5) The new building will incorporate all programs currently in the Admissions Center and add space for Placement Testing, International Programs, and the Running Start program for high schoolers. The space will be designed to be easy to navigate and welcoming to students, while also providing privacy for students wishing to be more discreet while seeking services. Program Adjacency Diagram (6.8)

The site for the Welcome Center will be north of the existing Admissions Center, in the area currently occupied by the Science, Physical Science, and Vocational Buildings. These buildings will be demolished in the future, as a part of the Center for Vocational and Transitional Studies Building, which is currently in Predesign. This location was selected for its central location on campus, while also being near the main entrance to the east side of campus. Locating the Welcome Center here helps to create a 'front door experience' on this side of campus, and with the associated parking lot redevelopment, creates a safe drop off zone for pedestrians - goals that are both identified in the 15-Year Development Plan in the LCC Master Plan. The new Welcome Center will also be located close to the existing Student Center, an important adjacency, as both buildings are home to a variety of student-centered spaces. See Site Map (6.7).

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:35PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

## Description

If nothing is done, students will be required to visit multiple buildings across campus to access student services, making it more difficult to remain successfully enrolled at Lower Columbia College. Doing nothing means students and faculty continue to learn and teach in outdated labs and classrooms where instructional methods are limited by space constraints. The condition of the buildings continues to deteriorate, and the spaces are not able to meet the needs of modern education. At worst, the buildings are a life-safety hazard in the case of an earthquake due to their unreinforced construction and the unstable soils on the site. At best, they will require significant state resources for deferred maintenance and repair to keep the buildings operating in their current capacity, which does not adequately serve the needs of the programs.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovating the Admissions Center and Applied Arts Building is not a feasible option, as both buildings have undergone several additions and renovations in the past. These attempts have improved the facilities in the short term, but unfortunately, both buildings are reaching the end of their useful life, and it is no longer economical to renovate these buildings. Site constraints make additions to the buildings infeasible.

The International Center has also reached the end of its useful life, and its high FCS score reflects the deteriorating condition of the building. The cost to renovate would exceed the cost to replace the building.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

Although the new Welcome Center is a replacement for existing space and FTE growth is generally not anticipated, it will support the college's newest Bachelor of Applied Science degree, focused on Organizational Leadership and Technical Management (BAS-OLTMTM). The BAS-OLTMTM was designed to bring in 24 new students per year, rotating between full- and part-time cohorts, resulting in over 30 new FTE per year.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The Welcome Center is tied directly to the Facilities Master Plan. In 2021, the college updated its previous 2015 Campus Master Plan with a renewed path to meet its priorities for campus improvements, in tandem with performing the Predesign for the new Center for Vocational & Transitional Studies. The 2021 Campus Master Plan update also aligned LCC's facilities master planning with its updated 2021 Strategic Plan. The proposed Welcome Center project meets all of these criteria and is the next highest priority major capital project in LCC's Campus Master Plan.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:35PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

**Description**

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building’s performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Time of day and occupancy programming of lighting
- d) Efficient lighting
- e) Minimize building surface area for necessary floor plan
- f) Roofing materials with high solar reflectance and reliability
- g) Trees and vegetation planted to directly shade building
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- i) Increase transportation choices – drive, walk, bike or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Lower Columbia College serves the counties of Cowlitz and Wahkiakum. Both counties are not as racially diverse as other parts of the state. People of color make up around 15% of the population. Nearly half of the students enrolled at LCC (46%) need financial aid and nearly the same percentage of the student body have dependents. This project looks to serve the under-represented communities by centralizing its student services into a one-stop shop experience enabling more accessibility and efficiency in these services at the college.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Unknown at this time.

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

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why are appropriation is needed.**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>. The College’s proposal is available upon request.

**Location**

City: Longview

County: Cowlitz

Legislative District: 019

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Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:35PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

**Description**

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	41,573,000				
	<b>Total</b>	<b>41,573,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			41,573,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>41,573,000</b>	<b>0</b>	

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
001-1	General Fund-State	693	2,772	2,772	2,772	2,772
	<b>Total</b>	<b>693</b>	<b>2,772</b>	<b>2,772</b>	<b>2,772</b>	<b>2,772</b>

**Narrative**

300 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Apr-2035). FTE equals the operating cost divided by 125,000.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000584	40000584
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:36PM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

## Description

Starting Fiscal Year: 2032

Project Class: Preservation

Agency Priority: 39

### Project Summary

This project will replace 43,375 gross square feet (GSF) in six buildings with a single new 49,750 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

SCC's commitment to excellence, inclusiveness, and accessibility is demonstrated through focused, college-wide work on Guided Pathways and on equity, diversity, and belonging. Research on both initiatives suggests that the intentional design, coordination, and utilization of physical space can support and empower students to successfully understand and navigate their college experience.

Unfortunately, the current campus layout itself presents a tangible barrier to achieving the goal of being a "student ready" institution. There literally is no "guided pathway" at SCC that helps students move easily, seamlessly, and safely from one physical service location to another. To remedy this problem, and to improve the student experience at each point of their relationship with the college, SCC is proposing construction of a new, comprehensive student center.

This project will centralize key student services, such as admissions, registration, advising, financial aid, emergency aid (e.g., food and rental assistance), confidential and career counseling, and workforce education programs, into one facility. It will improve capacity by replacing an excess of older, under-utilized, and poorly coordinated spaces with a new building designed specifically to emphasize flexible and collaborative planning in the delivery of student and academic services. It will serve as the principal partnership hub with K-12, 4-year institutions, businesses, and other community agencies. And it will enhance safety for students, faculty, and staff by removing buildings with significant seismic, code, energy performance, and accessibility deficiencies.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

This project will replace 42,891 gross square feet (GSF) in six buildings with a single new 49,750 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The proposed three-story 49,750-square-foot facility will consolidate student services and functions currently spread across campus into one building. The CSSC will provide intentionally designed space to meet the growing volume and complexity of student demand for coordinated services in enrollment, registration, orientation, financial aid, emergency aid, career and confidential counseling, tutoring, and advising. The center will also include instructional areas and open labs to merge Basic and Transitional Studies programs with critical student services in alignment with SCC's Guided Pathways work.

Consequences of Doing Nothing – Shoreline Community College and SBCTC have stated priorities around addressing equity and inclusion. To meet equity goals, SCC must provide resources and learning opportunities to those students who have been historically marginalized. Environment speaks volumes to students and the college must change the message it is sending to these students by expanding and prioritizing their access to updated and welcoming facilities.

Progress in implementing SCC's Facilities Master Plan, fulfilling its commitment to equity, inclusion and belonging, and moving forward with Guided Pathways will be delayed if not halted by doing nothing. At-risk students will continue to experience lower retention and completion rates without convenient and centralized access to all the wrap-around support services they need.



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:36PM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

## Description

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Programmatic and Facility Related - No other alternative, such as leasing new space or remodeling existing buildings, addresses the central problem: SCC needs a contemporary facility that centralizes student support services into one easily accessible location.

Multiple factors come into play for this project. The first is the condition and the lack of functionality of the current Student Services building and other facilities students must navigate to find the information, support, and programs they need. To create the new CSSC, six buildings will be replaced: 1000, 1100, 1200, 1300, 1400, and 1500.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

As the project is a Replacement with no New ASF, the project will not generate any increase in FTE. College excess in general classroom space will be exchanged for increased space for Informal Student Learning and Student Services space.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The CSSC is the next project in the college's Facility Master Plan. The project addresses the institution goals articulated in the master plan of building community, increasing accessibility, creating safe spaces for marginalized populations, and fostering sustainable practices. It responds to the master plan goal to replace worn and obsolete structures with new buildings that support the college's current services and, in particular, those that further diversity, equity, and inclusion initiatives across campus. Co-location of services, instruction, and informal student study spaces into a single facility addresses the critical physical deficiencies and program needs associated with current Student Services located on the second floor of Foss Hall (the 5000 building). The project will improve campus accessibility, provide informal indoor gathering spaces for students, and contribute to campus-wide sustainability, all of which is aimed to create unity.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that includes equipment that supports essential facility operational functions and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards. The project includes the following for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:36PM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

**Description**

- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing material with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Trees and vegetation planted to directly shade building
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

Shoreline Community College will conduct energy benchmarking by tracking and measuring energy use in the new building starting from occupancy. The data collected after the first full year of occupancy will be compared to other buildings on campus in Tier I. An energy audit will be conducted from data collected to ensure the building is meeting the energy performance metrics.

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Shoreline Community College serves the needs of the northwestern part of King County. The school's racial demographics hover around 60% white and 40% people of color. Shoreline's Diversity, Equity and Inclusions (DEI) goals are to bring a sense of belonging to the college and to also remove barriers for under-represented students. This project works to accomplish the sense of belonging by creating a "Welcome" center consolidating many of the student services that are currently in six different buildings into one facility.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

It has not been determined that this project is eligible for Direct Pay. This will be revisited once we are completed with Design and into construction.

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

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**Location**

City: Shoreline

County: King

Legislative District: 032

**Project Type**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:36PM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

**Description**

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	38,231,000				
	<b>Total</b>	<b>38,231,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State			38,231,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>38,231,000</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
FTE	Full Time Employee	0.2	0.5	0.5	0.5	0.5
001-1	General Fund-State	29,453	58,905	58,905	58,905	58,905
	<b>Total</b>	<b>29,453</b>	<b>58,905</b>	<b>58,905</b>	<b>58,905</b>	<b>58,905</b>

**Narrative**

6,375 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Jan-2035). FTE equals operating cost divided by \$125,000.

# Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000587	40000587
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:37PM

Project Number: 40000538

Project Title: Big Bend: Health Science &amp; Performing Arts

## Description

Starting Fiscal Year: 2032

Project Class: Preservation

Agency Priority: 40

### Project Summary

The project will replace 42,735 gross square feet (GSF) in three buildings with a single new 42,735 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

- History, Age, Condition –The existing Wallenstien Performing Arts Center and Allied Health facilities were built to serve Larson Air Force Base; they were never designed for modern instruction. They were built over 66 years ago. The materials, finishes, and assemblies are past their lifecycle.
- Programmatic Deficiencies– Current facilities cannot accommodate modern instruction. Classrooms are small, narrow, and divided by support columns. Technology cannot be properly incorporated. Space and electrical system deficiencies limit flexibility and ability to accommodate various instruction methods. The Labs and Classrooms are uninviting, unwelcoming, and do not promote diversity, equity, and inclusion.
- Life Safety & Code Issues – No consideration was given to the code issues arising from the change of occupancy. Cramped spaces to which service members are accustomed do not provide the proper operational clearances necessary for classroom instruction and the occupant loads are being exceeded. Laboratories, classrooms, and restrooms are all inaccessible with poor lighting and improper ventilation. The buildings lack proper fire suppression. The age of the building indicates the probable presence of asbestos and lead paint, as well as leaving the building vulnerable to seismic failure.
- Industry Demand –Regional demand for quality healthcare workers is compounding. The U.S. Bureau of Labor Statistics projects an average of 18% total growth in healthcare occupations between 2016 and 2026. Last year the State of Washington had a shortage of 6,000 nurses. Regional Hospitals and Medical Centers are expressing great need for healthcare workers.
- Collaboration with K-12 and Four-Year Institutions – Our large Hispanic population requires high-touch efforts. We need to be able to outreach to K-12 throughout the middle school and high school years. Columbia Basin Technical Skills Center (high school) has a growing professional Medical Careers Pre-Nursing Program. Recruitment efforts are not beneficial given the condition of our facilities.
- Reducing Opportunity Gaps– BBCC has a headcount of 3,162 students. 54% of BBCC's students fall into the Historically Underrepresented Group (HUG). Statistics show that the achievement gap for graduating within 150% of the normal time to completion between HUG Students and Asian/White Students is 21% (Appendix I). Reducing this gap is a major driver for the replacement of these buildings. The facilities do not provide the space needed to deliver high touch student services, guided pathways, networking, developing a sense of belonging, or continual and ongoing mentorship and advising.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 42,735 gross square feet (GSF) in three buildings with a single new 42,735 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

This proposal seeks to create a new 42,735 square foot Health Science and Performing Arts Center, home to the Allied Health, Music, and TRiO Upward Bound. The new facility will provide modern, flexible, and adaptable environments that celebrate learning and diversity. In addition to state-of-the-art classrooms, the Health Science and Performing Arts Center will include a new Medical Simulation Learning Center, a new 600-seat auditorium, and a grand promenade that can be used as a reception area, gallery space, and encourage informal learning opportunities.

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Report Number: CBS002

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Project Number: 40000538

Project Title: Big Bend: Health Science &amp; Performing Arts

## Description

The Health Science and Performing Arts Center will also include two adjunct programs. The Music program will feature new rehearsal and practice rooms, as well as a new piano lab. The core of the facility will be home to our TRiO Upward Bound program. It will also feature a high touch advising and tutoring center that focuses on delivering and strengthening guided pathways for all students. It will feature space for test prep, career planning, group learning, collaborations, and space for celebrating diversity.

Doing nothing is not an option. If this project is not allowed to proceed:

- The nursing program will remain stunted, unable to keep up with industry demand nor be able to expand into specialty fields. Growth in the program will drive students to other colleges more technologically advanced and without long waitlists.
- The music program will likely be phased into extinction.
- Community connectivity and funding will be reduced or lost entirely.
- Access to the services provided by the TRiO Upward Bound Center will remain impeded, and student success will not be optimized.
- If three buildings will continue to deteriorate, driving up maintenance and operating costs.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovation—Renovations would keep both the TRiO Upward Bound and Wallenstien Performing Arts Center segregated on the outskirts of campus. The military-style architecture of the buildings has interior structural systems which will limit how the space can be reorganized, opening the possibility of multiple columns in the middle of classrooms. All three buildings would still require on-going maintenance, and the infrastructure upgrades needed for Allied Health alone would make renovations entirely cost-prohibitive. Code and life safety issues may be able to be addressed through renovation, however, the spatial needs of each program would remain inadequate, effectively killing the music program and hindering nursing's ability to add cohorts or additional specialty programs. Cross-disciplinary opportunities would be lost, and CAM space shortages would remain across campus. Renovations will sever ties with the community, and enrollment will drop.

Replacement—Individually, this option would solve most, if not all, of the infrastructure and age-related issues of each building. However, at a 1:1 ratio, each building would still lack the necessary space required for each program to run efficiently. Additionally, each program would remain separated across campus, again missing any opportunities for cross-disciplinary learning and sharing of resources. Furthermore, three separate construction projects would not only be fiscally irresponsible, but it would prolong resolutions to the Master Plan's shortcomings as the existing facilities would continue to deteriorate.

Recommended Alternative- The opportunity to replace all three buildings together, will maximize resources. Appropriately designed programmatic spaces will not only resolve ADA and Code/Life Safety issues but will also improve the college's space utilization. The new Health Science and Performing Arts Center's auditorium and other shared spaces will benefit the college, not just the individual programs. Through careful and innovative programming, the facility can provide multi-use space and informal learning areas that add to the educational experience and provide for greater community engagement and promote higher student outcomes. Finally, the new spaces will allow for healthy program growth while also creating an attractive, inviting, and functional learning space.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 43.44 full-time-equivalent students in the nursing and music program.

According to state statisticians, Big Bend can expect a 13% growth rate in FTEs between 2019 and 2029. The regional need for healthcare professionals far exceeds these statistics. Currently, BBCC is engaging in conversations with the local EDA and regional healthcare professionals about the possibility of doubling their cohort (Appendix J). At a minimum between the

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2025-27 Biennium

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Report Number: CBS002

Date Run: 8/20/2024 4:37PM

Project Number: 40000538

Project Title: Big Bend: Health Science &amp; Performing Arts

**Description**

years of 2019 and 2029 the Program size has the potential to increase by 150%.

Co-locating TRiO Upward Bound in the heart of campus will make the transition from K-12 to college smoother and more beneficial than the current facilities thus allowing Big Bend to produce more successful first-generation students. Together, following industry trends, these improvements to Big Bend will allow for an anticipated growth beyond the projected 13%, allowing for an additional 44 Type1 FTEs in the nursing and music programs.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

BBCC's number one Facility Master Plan capital priority is improving the learning environment for Allied Health. The Allied Health facility, Wallenstien Performing Arts Center, and the TRiO Upward-Bound Center are targeted as top priorities for replacement.

Big Bend has established five goals in its Master Plan as a means of achieving its mission while adhering to its vision, values, and core themes. Replacing the Testing Center, Wallenstien Performing Arts Center, and Allied Health with the new Health Science and Performing Arts Center meets all five of these goals.

- Increase Student Success– The Medical Simulation Learning Center will immerse students into a virtual reality learning environment allowing them to develop and hone the necessary skills required to work in similar real-world environments. The TRiO Upward Bound Advising Center will provide the necessary and personalized high-touch academic and career counseling necessary for students to successfully navigate their advising maps to degree completion. The new auditorium will allow the College to build community ties once again with local art guilds and bring in world class performances, helping students to explore and learn about the world beyond Washington. It will provide a modern stage where young musicians can bring music to life and thespian college recruits can discover who they are.
- Other State-of-the-Art Teaching and Learning Opportunities – The Health Science and Performing Arts Center will be a state-of-the-art teaching and learning opportunity. The Medical Simulation Learning Center will be flexible and adaptable to grow and change in stride with actual health partitioning environments. The technology used inside the Center will provide opportunities for students to experience working in a hospital- like environment. The new facility will also encourage learning and research opportunities outside of the classroom with the adjacencies of formal and informal learning spaces. The advising and tutoring services located in the core of the facility will be the anchor of student success.
- Provide a Safe, Accessible, and Sustainable Campus – The new facility will be constructed in accordance with all current codes, meeting all ADA, fire, energy, and structural requirements. Clear signage throughout the facility will provide for ease of wayfinding. Study areas in the Health Science and Performing Arts Center will be flexible yet secure to provide safe late night study environments. The materials and methods used in the construction of the project will also help to lower Big Bend's carbon footprint and greenhouse gas emissions.
- Create a Sense of Campus Identity – The new Health Science and Performing Arts Center will be adjacent to the Fine Arts building, helping to establish Big Bend's art quad. It will use the established campus color standards while also utilizing the same materials and architectural styles as recent nearby construction projects. The new Health Science and Performing Arts Center will be one more step towards leaving "The Base" in the past.
- Expand and Enhance Partnerships and Collaboration; Increase Community Engagement – The Health Science and Performing Arts Center will be a vital component of Big Bend's increased community connections. With its new auditorium, the college can reinforce its long-held ties with the Central Basin Community Concert Association (CBCCA) and Columbia Basin Allied Arts (CBAA) as it develops new ties with the community, bringing arts and entertainment once again to Big Bend. The project's modern facilities will provide Big Bend with the space needed to host regional or statewide meetings and

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

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Project Number: 40000538

Project Title: Big Bend: Health Science &amp; Performing Arts

## Description

training in a central location. The Health Science and Performing Arts Center will promote the nursing programs and provide for more on-campus activities such as health and career fairs. It will also dramatically improve the educational resources for the nursing and music students. It will encourage networking and partnerships with K-12, higher education agencies, and local businesses, and become a beacon of educational opportunities for its service district.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards.

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Solar water heating
- b) Above code HVAC system efficiency
- c) Use electricity instead of natural gas for heating; building will be separately metered from all other buildings
- d) Post occupancy commissioning
- e) Interconnectivity of room scheduling in 25Live and HVAC controls
- f) Time of day and occupancy programming of lighting
- g) Efficient lighting
- h) Minimize building surface area for necessary floor area
- i) Roofing materials with high solar reflectance and reliability
- j) Orient building for natural light and reduced heating and cooling loads
- k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements.
- l) Increase transportation choices – drive, walk, bike or public transit
- m) building will be entered into Energy Star Portfolio Management to establish baseline benchmarking and to determine where energy audits may be needed over the life of the building

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Big Bend represents a significant Hispanic population. Currently Hispanic/Latino students make up 45% of the student body. This project proposal is designed to replace the existing performing arts facility, health science facility and also replacement of the existing TRiO building. TRiO is a federally funded and valuable program assisting under-represented communities.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No.



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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

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Date Run: 8/20/2024 4:37PM

Project Number: 40000538

Project Title: Big Bend: Health Science & Performing Arts

**Description**

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

14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

NA

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>. The College’s proposal is available upon request.

**Location**

City: Moses Lake

County: Grant

Legislative District: 013

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	39,979,000				
	<b>Total</b>	<b>39,979,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			39,979,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>39,979,000</b>	<b>0</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

There is no net-new area being added to the campus

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000538	40000538
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:42PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

## Description

Starting Fiscal Year: 2034

Project Class: Preservation

Agency Priority: 44

### Project Summary

The project will renovate 11,535 gross square feet (GSF) in one building and replace 1,836 GSF with a single new 1,836 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Building A on the BTC campus is 69 years-old and the oldest building on campus. It currently houses BTC's Transitional Studies program (which serves basic skills and English Language Learners) and the IMPACT! program (an Open Doors Youth Reengagement Program which serves at-risk high- school youth). Building A, which was built in 1955, lacks a centralized and open floor plan and flexible learning spaces that can accommodate multiple programs.

Building Y is one of two remaining college portable structures, and houses BTC's Child & Family Studies program. BTC's Child & Family Studies Program has offered childbirth and parenting courses to over thirty thousand Whatcom County residents since 1975, benefiting families, child caretakers, and the larger Whatcom County community. Building Y is a 33-year-old portable unit that has not been renovated in over 20 years, and its building envelope conditions are rapidly deteriorating.

Maintenance efforts and costs continue to increase each year for both buildings and are a burden for the college's facilities crew and program employees. The spaces in which Transitional Studies, IMPACT!, Child & Family Studies, and CISS are located were not designed for their current uses. They are inadequately configured to ensure safe, secure and flexible learning and work environments for students and employees based on current standards and best practices.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will renovate 11,535 gross square feet (GSF) in one building and replace 1,836 GSF with a single new 1,836 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3]**

If this request is approved, Transitional Studies, IMPACT! (Youth Reengagement), and Child & Family Studies will all be moved into the renovated Building A – which will be specifically designed to support rich and flexible learning environments that can be used by all three programs to better support growing student enrollments and utilization of classroom spaces. Staff and faculty support spaces will be integrated into this design, which will also maximize traffic flow awareness and visibility of program activities. This will improve safe and effective support of students and staff with limited staff resources.

CISS and Shipping/Receiving will be moved into the new building that will replace the Building Y portable. The new building will be specifically designed to better support the critical technology infrastructure services that the CISS department provides for essential campus operations. These renovated and new facilities will address critical BTC teaching, learning, and operational spaces in an effective and cost-efficient manner.

The creation of flexible classrooms and smaller breakout spaces in the renovated Building A will remedy shortfalls for all three programs in terms of available interdisciplinary learning spaces and support. These classrooms will be proportioned and outfitted for varied furnishing and equipment layouts; scalable class sizes; accommodation of multiple programs. These

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:42PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

## Description

general-purpose classrooms will accommodate a variety of media to allow the use of different instructional methods and content. Additionally, the renovation will include the creation of two dedicated Child & Family Studies spaces and dedicated employee office space.

Consequences of doing nothing: Doing nothing will inhibit the College's ability to accommodate growth and high-quality learning and work environments and will not support BTC's mission, themes and strategic goals. Leaving Building A and the Building Y portable "as-is" will negatively impact the ability of students, faculty and staff to operate in an effective learning and work environment. Unsafe and inefficient conditions will continue. Crucial pathway and community programs and critical BTC work areas will remain housed in deteriorating and inflexible facilities.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Marine Drive Annex (remote): The college owns the 68-year-old Marine Drive Annex (MDA) building and site. An investigation determined the location could not support the targeted programs in a cost-effective or efficient manner. Since the MDA is separated by a large ravine and municipal park from the rest of campus, the physical separation and restricted and unsafe pedestrian access to campus from this location is problematic. The existing MDA site is large enough to support the building program and associated parking, but not site infrastructure or adequate utilities. Initial analysis of costs indicated that renovation would require more expensive project development than on the main campus, which is developed to reflect higher use. This factor led the college to focus on other options.

Renovation of Building A and replacement of the Building Y portable is the best option to meet the needs of students and employees and achieve the mission and strategic goals of BTC.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

This project will support an additional 31 full-time-equivalent students annually.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

BTC's Board of Trustees adopted the 2020-2023 Facilities Master Plan (FMP) in June 2020 (see Appendix 7.5.A). BTC's Board of Trustees approved the prioritization of the renovation of Building A and the replacement of Building Y and appended the FMP to identify this project as the priority on December 9, 2021.

In March 2018, the Board of Trustees adopted the BTC 2018-23 Strategic Plan (see Appendix 7.5.C). The proposed renovation of Building A and replacement of the Building Y portable is key to the College's mission to "provide student-centered, high-quality professional technical education for today's needs and tomorrow's opportunities".

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

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Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:42PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

**Description**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.**

Replacement of the 1990's vintage Y-building Portable will create a new building designed and constructed to current code and energy standards which will improve overall performance. Updated energy equipment will allow better monitoring for performance and energy usage.

This building will meet or exceed Clean Building performance standards.

The building will be designed in accordance with sustainable building practices and guidelines to achieve LEED Silver Certification. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- 1) Better solar orientation for optimizing daylighting and minimizing solar heat-gain
- 2) Above code-minimum HVAC system efficiency
- 3) Providing post-occupancy commissioning
- 4) Interior daylighting controls to reduce artificial light
- 5) Paving materials having high reflectance
- 6) Green and/or reflective roof materials
- 7) Photovoltaic panels
- 8) Energy-efficient (LED) lighting
- 9) No new parking
- 10) High recycled content materials

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

The most significant benefit of this project will be the IMPACT project which serves to educate troubled youth who didn't graduate from high school. This program serves to help lower income families return to school. Nearly 20% of local high school students don't graduate in Whatcom County. The IMPACT program is designed to re-engage these students into learning and completing their education.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

No.

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

Not Applicable

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:42PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

**Description**

college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>. The College's proposal is available upon request.

**Location**

City: Bellingham

County: Whatcom

Legislative District: 042

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	14,752,000				
	<b>Total</b>	<b>14,752,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State				14,752,000	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14,752,000</b>	

**Operating Impacts**

No Operating Impact

**Narrative**

There is no net-new area being added to the campus.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000537	40000537
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

TAB C

## Programmatic Projects





**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**Description**

Starting Fiscal Year: 2026  
 Project Class: Program  
 Agency Priority: 7

**Project Summary**  
 Minor Works - Program

**Project Description**

Every community and technical college has an ongoing need to renovate or upgrade program areas. These minor works projects are needed to ensure that college facilities remain suitable for student needs by meeting changing program requirements and providing an adequate educational environment.

**Location**

City: Statewide

County: Statewide

Legislative District: 098

**Project Type**

Program (Minor Works)

**Growth Management impacts**

None

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropr
057-1	State Bldg Constr-State	27,446,000				27,446,000
060-1	Comm/Tech Cap Proj A-State	18,000,000				18,000,000
147-6	HE Plant Accounts-Non-Appropriat	297,000				297,000
<b>Total</b>		<b>45,743,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>45,743,000</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
060-1	Comm/Tech Cap Proj A-State				
147-6	HE Plant Accounts-Non-Appropriat				
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

**SubProjects**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/30/2024 10:36AM

**Project Number:** 40001051

**Project Title:** Minor Works - Program Improvements (25-27)

**SubProjects**

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**SubProject Number:** 40001052

**SubProject Title:** Bates Technical College

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The welding program has seen a steady increase in student applications each quarter; however, our current welding shop does not have enough space to accommodate all potential students. If we increase the size of the welding shop we can accept more students into the program.

What happens if this project is not funded by the State?

If this project is not funded by the state the college will have to continue to reject new student applications for the welding program.

What is the desired solution?

The college wants to renovate an existing space on campus to be used as a welding shop to further increase the student capacity for the program.

What benefit will this project provide the college?

This project will increase the number of full-time students for the college.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 80 more FTE

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, by increasing the size of the welding program underserved and underrepresented students will have more access to the welding program.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project directly supports the college's facilities master plan by accommodating growth for students interested in the welding program, the project directly supports the college's strategic plan by allowing the college to provide industry driven education for emerging trends to students, and the project directly supports the college's institutional goals of being an effective community resource by providing adequate space that supports as many students as possible.

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

Cost Summary:

Consultant/AE services \$7,000

Design \$3,500

Construction (MACC) \$1,000,000

Equipment \$250,000

Contingency \$126,000

Sales Tax \$142,000

DES fee (for non-state funding) \$10,000

Total Cost \$1,538,500

Funding Summary:

State Appropriation \$1,473,000

Local Funding (specify account) \$65,500 (Fund 149)

Other (specify source)

Total Funding \$1,538,500

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Given the design of original 1960's Bellevue College buildings (in the "Brutalist" style without ADA codes in place), public restrooms and faculty offices for each building were located in connected external "towers" serving classrooms on each floor. Leadership requested a phased renovation project to reconfigure these undersized areas to provide ADA-compliant access, as well as interior upgrades with new fixtures and replacement of aged toilet room accessories. Work began with Minor Program 23-25 funding and will continue with 25-27 budget if approved.

What happens if this project is not funded by the State?

Serious inconvenience for those needing ADA-compliant access design will continue.

What is the desired solution?

Continued renovation in 25-27 will update the configuration and interior fit-out of public restrooms in original, core campus B Building. Phased future funding will be requested for similar renovations of remaining original, core campus buildings.

What benefit will this project provide the college?

Bellevue College and its stakeholders demonstrate continued commitment to DEI values and initiatives.

Will this project increase access or improve utilization? (Yes/No) Yes

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**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/30/2024 10:36AM

**Project Number:** 40001051

**Project Title:** Minor Works - Program Improvements (25-27)

**SubProjects**

**SubProject Number:** 40001053

**SubProject Title:** Bellevue College

If yes, please specify the Net Change in FTE capacity. N/A

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, our higher education community has many students and visitors who require assistance and support through ADA-compliant design features. Ease of access to public restrooms is a critical piece of Bellevue College’s mission to honor and include all stakeholders.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Quoting our mission, “Bellevue College is a student-centered, comprehensive and innovative college, committed to teaching excellence, that advances the life-long educational development of its students while strengthening the economic, social and cultural life of its diverse community.” Our strategic and master planning, as well as our institutional goals, focus on mission-driven inclusion and accommodation in all we do.

**Cost Summary:**

- Consultant/AE services 92,924
- Design 200,000
- Construction (MACC) 1,000,000
- Equipment 75,000
- Contingency 187,600
- Sales Tax 189,476
- DES fee (for non-state funding) 131,000
- Total Cost 1,876,000
- Funding Summary:**
- State Appropriation 1,876,000
- Local Funding (specify account)
- Other (specify source)
- Total Funding 1,876,000

Please explain any difference between the Total Cost and Total Funding.

**Starting Fiscal Year:** 2026

**Project Class:** Program

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001054

SubProject Title: Bellingham Technical College

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

In general, BTC suffers from a combination of limited funding and the challenge of providing efficiently designed spaces with technologically appropriate resources to best meet the evolving technical education demands of the community. These funds will support renovation of the campus in various ways including, but not limited to, expanding utilities & equipment and/or reconfiguring spaces to meet necessary technologies and teaching methodologies for effective student education. Also, the fundamental priority of student retention and student success require renovation of student support areas and functions to provide adaptable and inclusive spaces for staff and instructors to provide effective advising, coaching, and counseling to students.

What happens if this project is not funded by the State?

Without renovation of future selected instructional and student support areas across campus, student success and retention will suffer and corresponding faculty and staff will continue to work in increasingly crowded and less efficient and inadequate instructional and support spaces. The spaces will remain underutilized or ineffective operationally as programs work to respond to the changes in industry needs for training of the workforces our campus supports.

What is the desired solution?

Renovate spaces on campus to improve student success and employee efficiencies through more efficient, relevant and operationally effective instructional and support spaces.

What benefit will this project provide the college?

This project will improve the delivery of education to our students and also improve the utilization of exiting square footage allowing the College to maximize use of campus assets. It will improve the instructional experience for both students and instructors in these programs and will provide relief for the student support and retention needs on campus.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Dependent on renovation

Will this project improve access to underserved or underrepresented students? If yes, explain.

BTC's enrollment data routinely shows we assist a large population of underserved or underrepresented students, including low-income, students of color, and first-generation college students. Providing improved instructional and support service spaces will enhance our staff and benefit all students, but particularly those who may need extra assistance to enroll and be successful in their education and future career. Minor program funds provide BTC the opportunity to solve current inefficiencies with spaces ensuring student access, retention, and ultimately enabling our students to join their chosen field better prepared to contribute to their communities and be successful in their careers.

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001054

SubProject Title: Bellingham Technical College

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Through BTC's participatory governance system, the Facilities Planning Committee (FPC) & Planning and Resource Allocation Committee (PARA) collaborate on surveying and evaluating campus resource and facility project requests. In order to keep the facility project requests current and responsive to campus needs, it is added to PARA's annual equipment request process when funds are available. This streamlining of two related resource surveys will help the College utilize its limited financial resources to remain responsive to evolving campus needs and established strategic goals based on the campus Strategic Plan and Facilities Master Plan. This process provides feedback for Leadership to consider when selecting specific renovation projects to be funded. BTC's current Campus Center Emergency Structural Repair may influence the use of funds in restoring campus operations and support of the students and staff.

Cost Summary:

Consultant/AE services

Design \$123,840

Construction (MACC) \$670,800

Equipment \$103,200

Contingency \$59,174

Sales Tax \$74,986

DES fee (for non-state funding)

Total Cost \$1,032,000

Funding Summary:

State Appropriation \$1,032,000

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Building 1800 Advanced Technologies Education Center is outdated and many of it's finishes, technology and electrical systems are passed their useful life. There are programs such as Political Science, the Music Program, Recruitment, Orientation classes and other classrooms and a library that need current technology and facilitations.

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001055

SubProject Title: Big Bend Community College

What happens if this project is not funded by the State?

We do not have the funding to complete this project ourselves. The college will continue to make due with antiquated equipment and technology or possibly need to move these activities to other areas on campus which is not a viable solution.

What is the desired solution?

The desired solution is to update the facility with current technology and updated finishes to include modern LED lighting systems which will improve the safety and security systems for our students and staff.

What benefit will this project provide the college?

The improvements will allow for improved instruction and increased usage of the facility. It will also increase use via an improved area for instructional needs as this is the central building of our campus which also houses a large conference center (Masto) and the college library as well as a student commons area.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. None

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes. As an HSI we are in need of common spaces and current technologies to draw underrepresented student populations.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

One of Big Bend's overarching institutional goals which is represented in our facilities master plan, strategic planning is "Excellence in Teaching & Learning". This project would create a commitment to quality and continuous improvement.

Another overarching institutional goal is to provide a safe, accessible and sustainable campus.

Cost Summary:

Consultant/AE services 30,000

Design 20,000

Construction (MACC) 809,000



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2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001055

SubProject Title: Big Bend Community College

- Equipment 150,000
- Contingency 75,000
- Sales Tax 102,000
- DES fee (for non-state funding) 0
- Total Cost 1,186,000
- Funding Summary:
- State Appropriation 1,186,000
- Local Funding (specify account) 0
- Other (specify source) 0
- Total Funding 1,186,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

After moving several of our science based classes into our new Innovation Hall building, we are repurposing the classrooms for new programs. We will reconfigure the classrooms for new usage within other programs.

What happens if this project is not funded by the State?

Cascadia will not be able to remodel the classrooms for new usage in other programs.

What is the desired solution?

Reconfigure and remodel the classrooms for new uses.

What benefit will this project provide the college?

We will have classrooms that have been updated for new programs and general use instead of science.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 625

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, this will help all of our students, including the underserved and underrepresented.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project will support the College's 10 campus master plan.

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001056

SubProject Title: Cascadia College

Cost Summary:

Consultant/AE services 85,000

Design 78,500

Construction (MACC) 500,000

Equipment 75,000

Contingency 25,000

Sales Tax 7,500

DES fee (for non-state funding) 0

Total Cost 771,000

Funding Summary:

State Appropriation 771,000

Local Funding (specify account) 0

Other (specify source) 0

Total Funding 771,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The college has existing sidewalks that need to be improved for safe pedestrian use and to reduce liability exposure. Existing ADA doors and access is outdated, prone to failure, or nonexistent.

What happens if this project is not funded by the State?

Unsuitable walkways under college control create an unsafe environment for college students, employees, and visitors. Occurrence of an injury that can be attributed to surfaces and corridors in need of repair or replacement exposes the college and state to tort claims. Unimproved surfaces and entrances will remain a safety liability and accessibility issue

What is the desired solution?

Raise former streets that are now pedestrian corridors to the level of adjoining walkways using like or similar surfacing. ADA operators will be upgraded or added.

What benefit will this project provide the college?

Providing safe pedestrian corridors that will reduce liability exposure for trips and falls, and improve accessibility for individuals needing ADA access.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 10

Will this project improve access to underserved or underrepresented students? If yes, explain.

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001057

SubProject Title: Centralia College 1

Yes, ADA accessibility.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Safer student/ public access and visually appealing environment

Cost Summary:

Consultant/AE services \$12,000

Design \$5,000

Construction (MACC) \$225,000

Equipment \$10,058

Contingency \$25,206

Sales Tax \$22,736

DES fee (for non-state funding) \$0

Total Cost \$300,000

Funding Summary:

State Appropriation \$300,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$300,000

Rev: 2/13/2024 3

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Due to State requirement to reduce greenhouse gas emissions and older R-22 HVAC systems past their functional lifetime Existing equipment needs to be upgraded or replaced

What happens if this project is not funded by the State?

Outdated high energy using equipment with no parts available for repair will continue to continue to fail. We will have a difficult time reaching our Greenhouse Gas reduction goals

What is the desired solution?

Upgrade or replace existing equipment which contributes to greenhouse gas emissions

What benefit will this project provide the college?

Higher efficient equipment reducing utility costs and overall reduction of greenhouse gases

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

Will this project improve access to underserved or underrepresented students? If yes, explain.

No

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Reducing energy usage and lowering carbon footprint to reach our carbon neutral goals in the coming decades.

Cost Summary:

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001058

SubProject Title: Centralia College 2

Consultant/AE services \$12,000

Design \$5,058

Construction (MACC) \$225,000

Equipment \$10,000

Contingency \$25,206

Sales Tax \$22,736

DES fee (for non-state funding) \$0

Total Cost \$300,000

Funding Summary:

State Appropriation \$300,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$300,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

To better separate mixed programs in the East end of the Library building

What happens if this project is not funded by the State?

Inadequate learning and support environment

What is the desired solution?

Build a wall between the main library and support programs

What benefit will this project provide the college?

Able to better accommodate Veterans Services, Student Support, and other programs.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, Improved access for Veterans and ESL students

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Provide a more efficient learning and Support Environment

Cost Summary:

Consultant/AE services \$2,000

Design \$1,200

Construction (MACC) \$37,500

Equipment \$1,310

Contingency \$4,201

Sales Tax \$3,789

DES fee (for non-state funding) \$0

Total Cost \$50,000

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001059

SubProject Title: Centralia College 3

Funding Summary:

State Appropriation \$50,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$50,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

There are many Lighting systems that which utilize Incandescent, High-Pressure Sodium, Metal Halide, and Fluorescent that need to be upgraded to LED Technology

What happens if this project is not funded by the State?

Outdated high energy using equipment with no parts available for repair will continue to consume high amounts of energy and continue to fail.

What is the desired solution?

Replace existing fixtures or lamps with newer energy efficient LED equipment

What benefit will this project provide the college?

Reliable lighting systems with a cost saving due to lower energy consumption and reduction of the campus carbon footprint

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

Will this project improve access to underserved or underrepresented students? If yes, explain.

No

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Reducing energy usage and lowering carbon footprint.

Cost Summary:

Consultant/AE services \$10,000

Design \$2,549

Construction (MACC) \$187,500

Equipment \$10,000

Contingency \$21,005

Sales Tax \$18,946

DES fee (for non-state funding) \$0

Total Cost \$250,000

Funding Summary:

State Appropriation \$250,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$250,000

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001060

SubProject Title: Centralia College 4

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

In previous student satisfaction surveys, students expressed worries about aging rooms and limited amenities, making the college a less appealing place. This is the outcome of space that has been heavily used during peak enrollment periods, with little effort to enhance these areas over many years. Minor Program grants will allow Clark College to use instructional and student space better, ensuring that buildings can support flexible usage and improve student learning in and out of the classroom.

Faculty and staff work areas must also be improved to provide students with high-quality, responsive services. This will boost student recruitment, enrollment, and retention.

What happens if this project is not funded by the State?

If this project is not funded, opportunities to provide enhanced and adaptive instructional space, work areas, and physical locations where students use College services will be lost. Existing aging facilities and inefficiencies will remain unaddressed, and students will continue to be asked to "make do" in facilities that can't support the student's needs in the age of flexible learning space and changing pedagogy/andragogy. In addition, failure to fund minor improvements today will likely result in more complex and costly enhancements tomorrow.

What is the desired solution?

Modify instructional and student support spaces to enhance interactive and collaborative learning opportunities by best practices in higher education. Retention rates are significantly correlated with environmental and physical elements such as open learning areas, access to tutorial and advising services, and the availability of technology both inside and outside the classroom. Clark College cannot correctly serve 21st-century students in buildings predominantly constructed in the 1960s and 1970s. Minor improvement funds will enable the College to make the changes required to connect our physical environment with our institutional aim of improving student learning and achievement.

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001061

SubProject Title: Clark College

What benefit will this project provide the college?

With more adaptable, flexible, and visually appealing facilities, the College will be able to incorporate instructional and student support practices that have been shown to improve student retention and success.

Will this project increase access or improve utilization? (Yes/No) YES

If yes, please specify the Net Change in FTE capacity. 100

Will this project improve access to underserved or underrepresented students? If yes, explain.

As part of the improvements, spaces will be brought into compliance with the Americans with Disabilities Act. The college will utilize Universal Design and inclusive practices to welcome underserved and underrepresented students.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The strategic plan has been completed, and the college's Comprehensive Facilities Plan (CFP) is currently under development and is projected to be finished by June 2024. However, "student learning" is and will remain central to these two Plans. The unifying theme across the College is student achievement. Given the results of recent student satisfaction surveys, program funding will enable the College to focus on providing physical space that fosters student learning and achievement in a broader sense.

Cost Summary:

Consultant/AE services \$161,600

Design \$0 (Design is covered above.)

Construction (MACC) \$821,071

Equipment \$484,800

Contingency \$80,800

Sales Tax \$140,592

DES fee (for non-state funding) \$0

Total Cost \$1,616,000

Funding Summary:

State Appropriation \$1,616,000

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Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001061

SubProject Title: Clark College

Local Funding (specify account)

Other (specify source)

Total Funding \$1,616,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Currently there are 2 nonoperational air compressors and 1 drier. These compressors serve almost every program in the building and are impacting instruction

What happens if this project is not funded by the State?

Students will be impacted on the lack of instruction and experience not being provided

What is the desired solution?

To replace both compressors and drier with functioning compressors to better serve each program that will be moisture free

What benefit will this project provide the college?

The college will benefit with a functioning dry air system.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, this will impact all students who take a program in building 21

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? The goal of the college is to Teach Tomorrows Workforce, this can only be achieved when all instructional equipment is functioning.

Cost Summary:

Consultant/AE services

Design \$12,000

Construction (MACC) \$15,000



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001062

SubProject Title: Clover Park Technical College 1

- Equipment \$100,000
- Contingency \$8,000
- Sales Tax \$10,000
- DES fee (for non-state funding)
- Total Cost \$145,000
- Funding Summary:
- State Appropriation \$145,000
- Local Funding (specify account)
- Other (specify source)
- Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The Career Center is currently housed in 756 sq. ft. with two offices and small gathering areas. This does not allow for simultaneous activities like group trainings, resume writing help and employers to meet one-on-one with our student. These are all critical pieces our students need to be successful in entering the workforce.

What happens if this project is not funded by the State?

If this project is not funded, we will continue to serve students out of a space that is too small for the service our students need and thus will impact our ability to fully support the needs of our community.

What is the desired solution?

We recommend remodeling a portion of the H building that will be vacated during a project this biennium and will include office space, space for employers to meet one-on-one with students, space for students to get group instruction on resume writing, interviewing and filling out applications, as well as space for a small drop-in computer lab for resume writing and job search assistance.

What benefit will this project provide the college?

This project will allow us to continue growing the program and responding to students' changing needs and the needs of our community.

Will this project increase access or improve utilization? (Yes/No) Unknown

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001063

SubProject Title: Columbia Basin College 1

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

As a Hispanic Serving Institution, nearly 47% of are students fit into this category and would have improved access to these resources.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

CBC's 2022-2025 Strategic plan states our mission includes "fostering meaningful employment" which this project will help to support. Specifically, this project relates to Goal 4 initiative 1 which states "Provide students the resources and connections to help them obtain employment." By improving on the current Center's location, we will be able to better provide these resources and connections to our students.

Cost Summary:

Consultant/AE services \$25,000

Design \$15,000

Construction (MACC) \$375,000

Equipment \$25,000

Contingency \$38,625

Sales Tax \$33,375

DES fee (for non-state funding)

Total Cost \$512,000

Funding Summary:

State Appropriation \$512,000

Local Funding (specify account)

Other (specify source)

Total Funding \$512,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

CBC's Science wing of the T-Building, formerly a standalone building known as the "S-Building" had a minor renovation in 2024 which renovated 2 labs and a classroom. The remaining classrooms, labs, restrooms, and offices in these area are

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001064

SubProject Title: Columbia Basin College 2

still severely worn and out of date.

What happens if this project is not funded by the State?

CBC may see a potential decline in enrollment in Science related programs, including health sciences, as facilities are outdated and lack modern equipment.

What is the desired solution?

Funding approval to remodel the Science wing of the T-Building.

What benefit will this project provide the college?

Enhanced functionality, comfort and appearance of science labs, teaching, and support spaces to accommodate continued enrollment and enhance student retention and completions by aligning adequate, modernized and functional resources with program needs.

Will this project increase access or improve utilization? (Yes/No) Unknown

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

As a Hispanic Serving Institution, nearly 47% of are students fit into this category and would have improved access to these resources.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project will extend the useful life of the space, effectively extending the time horizon for structure replacement. The renovation will allow continued use of the T-Building as a highly synergistic facility, keeping the science wing in immediate circulation with the more recently renovated math and science divisional faculty office area and academic success centers.

Cost Summary:

Consultant/AE services \$75,000

Design \$75,000

Construction (MACC) \$775,000

Equipment \$18,000

Contingency \$75,000

Sales Tax \$69,000

DES fee (for non-state funding)

Total Cost \$1,087,000

Funding Summary:

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001064

SubProject Title: Columbia Basin College 2

State Appropriation \$1,087,000

Local Funding (specify account)

Other (specify source)

Total Funding \$1,087,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The college has identified the need for a method to quickly lockdown buildings and individual classrooms in the event of a threat to the safety of the campus community. This involves replacing obsolete door hardware on classrooms with ADA compliant locking devices that can be quickly secured in the event of an emergency. The college also needs a means to quickly secure exterior doors remotely in an emergency, be able to determine the status of each door remotely and be able to give control of the system to law enforcement personnel as required.

What happens if this project is not funded by the State?

If this project is not funded, the college will continue to use the existing access control systems in classrooms and exterior doors. With the current hardware and systems, it is not possible to secure doors in occupied classrooms from the inside, and only a small portion of the exterior doors can be controlled or monitored remotely. This could result in unnecessary exposure of the campus community to risk of injury or worse should a threat to safety and security of the campus suddenly arise.

What is the desired solution?

The college has worked with an A&E firm and the Lynnwood Fire Marshall's Office to identify door hardware solutions that can be operated quickly and effectively, and meet ADA standards for operability by people with dexterity impairment. The college is requesting funds to replace existing obsolete Persona locks with upgraded ADA compliant hardware such as the Corbin Russwin ML2000 lock. This will not only eliminate the existing obsolete Persona card swipe locks that are increasingly prone to failure and so not have a source of repair parts, but also will improve the safety and security of the campus and allow people with dexterity and mobility impairment to easily and quickly secure the room they are in in the event of a safety and security threat. Edmonds College would like to perform this work in stages and salvage parts from Personas as they are replaced to service the remaining obsolete Persona locks until they can be replaced with upgraded locking mechanisms.

What benefit will this project provide the college?

The college will benefit from an enhanced sense of safety and security, improved access for people with disabilities, and will increase the efficiency of the college's Maintenance Department who is currently spending an increasing amount of time repairing the existing Persona locks with spare parts from other failed Persona locks.

Will this project increase access or improve utilization? (Yes/No) No

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001065

SubProject Title: Edmonds Community College 1

If yes, please specify the Net Change in FTE capacity. N/A

Will this project improve access to underserved or underrepresented students? If yes, explain.

Currently there is no means for people without the proper keys and access badge to lock classroom doors in the event of an emergency. The proposed replacement hardware can be operated by anyone in times of crisis, and is fully ADA compliant with an enlarged thumbturn that can be operated by people with dexterity and mobility impairment. This will improve safety, security and access for people with disabilities.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

By improving door hardware to ADA standards and enhancing the sense of security for the campus community, this project supports the college goals of Access and Success.

Cost Summary:

Consultant/AE services \$30,000

Design \$40,000

Construction (MACC) \$210,000

Equipment

Contingency \$20,000

Sales Tax \$21,200

DES fee (for non-state funding)

Total Cost \$321,204

Funding Summary:

State Appropriation

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

In accordance with EvCC's strategic plan, the college is looking to establish an integrated Career and Experiential Learning Center (CELC) at its main campus. EvCC's 2020-2025 Strategic Plan calls for a more career-connected campus experience, yet these opportunities are either absent, inconsistently available, or invisible to students and community partners. The ability to connect classroom knowledge to the workplace is an increasingly critical element of a quality education and can increase

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001066

SubProject Title: Everett Community College

economic mobility, yet less than 14% of students indicated that they had participated in an internship, field experience, co-op experience, or clinical assignment. This project will establish a dedicated space to support students in the pursuit of career exploration, development, job placement, and co-curricular learning opportunities. EvCC continues to execute its wildly important goal of closing all 3-year completion and transfer opportunity gaps by 2027 with a focus on historically underrepresented students. The CELC will assist with this goal.

What happens if this project is not funded by the State?

Currently career services are scattered throughout the college and lack both a coordinating vision and a visible presence on campus. EvCC's Title III SIP award provides funds for as Associate Dean of Career and Experiential Learning, as well as additional career supports, but does not provide funding for replenishing a campus space to house the CELC. Without additional funding, we would be limited to providing integrated career services in a virtual environment.

What is the desired solution?

The desired solution is an accessible, welcoming, dedicated and highly visible space for students to meet with staff about individual career and educational goals.

What benefit will this project provide the college?

- ? Greater student engagement, especially for historically underrepresented students.
- ? Seamless, one-stop service delivery.
- ? Increased opportunities for internships

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 2%-5%

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes. Historically underrepresented students experience greater impact from high impact practices such as internships, undergraduate research, and service or community-based learning.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

\*Master Plan:

Everett Community College intends to apply consistent standards for design and development throughout the campus as the college grows. The Master Plan goal is to establish, develop and maintain a responsive, innovative, and sustainable physical environment that promotes excellence, diversity, and professional and personal growth.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001066

SubProject Title: Everett Community College

Everett Community College intends to apply consistent standards for design and development throughout the campus as the College grows. The Master Plan goal is to establish, develop and maintain a responsive, innovative and sustainable physical environment that promotes excellence, diversity and professional and personal growth.

Student Success: We will provide guidance and support to improve each student's capacity for college completion, job readiness, and career success.

Innovation and Leadership: Our infrastructure supports innovative instruction, prepares students for technologies of the future, and links education and training to high demand career paths.

\*Strategic Plan:

Priority 4 of EvCC's Strategic Plan is Career-Connected.

The minor works project aligns with the college's strategic plan by developing curricular and co-curricular experiences that support career-connectedness. The projects helps meet the below objectives of Priority 4 of the Strategic Plan:

4.1.1 Incorporate work-based and experiential learning opportunities into every Pathway at EvCC (e.g. prior learning experience/assessment, pedagogies such as course-based undergraduate research experiences, internships, externships, clinical, practicums, capstones projects, and portfolios.).

4.1.2 Improve program offerings/programs for students to ensure they are reflective of local/regional needs and emerging trends.

\*Institutional Goals:

EvCC's goals include increased enrollment through the implementation of the strategic plan with an emphasis on diversity, equity, and inclusion.

Cost Summary:

Consultant/AE services \$12, 000

Design \$16, 000

Construction (MACC) \$215,000

Equipment \$13, 000

Contingency \$20, 000

Sales Tax \$24, 000

DES fee (for non-state funding) \$00.00

Total Cost \$300, 000

Funding Summary:

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001066

SubProject Title: Everett Community College

- State Appropriation \$300, 000
- Local Funding (specify account) \$00.00
- Other (specify source) \$00.00
- Total Funding \$300, 000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Bldg 800 was constructed in 1971, and the center level has never been renovated.

- The four academic classrooms are concrete block walls (CMU) with concrete floor and ceilings. The hard surfaces make it very difficult to hear as there is no acoustic dampening.
- There is insufficient data capacity to support modern instructional programs.
- The classrooms formerly supported physical sciences but are no longer used for this discipline. The sinks and other fixtures in the rooms are no longer used, should be demolished and abated for heavy metals.
- The older fluorescent fixtures are not energy efficient, and the older ballasts may contain PCBs

Because these classrooms are inferior in every respect when compared to other classrooms, faculty are reluctant to teach in them. Students do not find them conducive to learning.

What happens if this project is not funded by the State?

These classrooms will not be remodeled, and a segment of our classroom instruction will be held in these substandard conditions.

What is the desired solution?

Remodel classrooms. Install:

- Acoustic absorbing panels
  - Data to support instructional computers and other tech
- Remove sinks and lighting fixtures suspected of containing hazmat.

What benefit will this project provide the college?



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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001067

SubProject Title: Grays Harbor College

Additional flexibility in scheduling classes. Will remove the stigma of having some course types held in this building. Enhance learning environment.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

No.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This building has always been used as a "flex" space, housing programs when other spaces are under construction, or used as an incubator for upcoming programs.

- Facilities master plan includes a remodel of this space.
- This will have a direct impact on 3 of 5 GHC Strategic Priorities:
- Enrich student learning

A remodel would enrich learning by providing tools and an environment for learning.

- Promote student, faculty, and staff success
- Foster a diverse, equitable, and inclusive learning environment

These classrooms are not equitable, being far below any other space on campus.

- Ensure effective, efficient, and sustainable use of college resources

We are heating and cooling rooms which rarely get used because they are outdated. The light fixtures are not energy efficient.

- Strengthen enrollment, partnerships, and pathways to student achievement

Cost Summary:

Consultant/AE services

Design \$80,000

Construction (MACC) \$725,000

Equipment \$0.00

Contingency \$92,000

Sales Tax \$82,000

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001067

SubProject Title: Grays Harbor College

DES fee (for non-state funding) n/a

Total Cost \$979,000

Funding Summary:

State Appropriation \$979,000

Local Funding (specify account) n/a

Other (specify source) n/a

Total Funding \$979,000

Please explain any difference between the Total Cost and Total Funding.

n/a

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Student Activity Spaces Outside Instructional Areas

The Science Center has an abundance of student accessible spaces outside of the classrooms. While the spaces exist, the ability for students to use those spaces is limited due to their similar, dated furnishings (i.e. four person tables and chairs). This effectively means that the spaces are simply not used, as they do not meet student needs for activity and collaboration.

Building Lighting

The existing lighting in the Science Center, and in particular, student lounge/study areas, is poor.

The light levels are low, there is no ability to adjust lighting levels, and no task lighting. The lighting is further limited in its usefulness as the controls in many areas are outdated manual switches.

What happens if this project is not funded by the State?

Student Activity Spaces Outside Instructional Areas

Valuable space in one of our most heavily used buildings will be under-utilized and not support the varying needs of our students' learning styles. These types of "flex" spaces in instructional buildings are already seriously limited, and because resources are typically used to maintain and repair classroom space, there are few resources available to update the spaces that exist for out of classroom collaboration, peer-to-peer learning, or simply a place for students and instructors to meet casually.

Building Lighting

Our dimly lit spaces make it challenging for our students to focus on their work, leading to eye strain and difficulty focusing on their studies. The lack of adequate lighting will impair students' ability to concentrate and effectively engage with their peers and course material. The poor lighting conditions create an unwelcoming ambiance, negatively impacting students' mood, motivation, and enthusiasm for learning.

What is the desired solution?

Student Activity Space Improvements

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001068

SubProject Title: Green River Community College

We seek to develop study and collaboration spaces throughout the Science Building that will better serve the needs of our students than the existing spaces. These improvements will include:

- Collaborative Learning Lounges: We will create collaborative learning lounges equipped with comfortable seating, writable surfaces, and interactive displays. These spaces will facilitate group discussions, peer-to-peer learning, and collaborative projects, providing our students with a dynamic environment to engage with course material and work together on assignments.
- Program Rooms: We often have programs classes and cohorts that meet on campus in the evenings and weekends when other campus resources are not available (i.e. food services, counseling, support services, etc.). The intent of creating "Program Rooms" will be to have  
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dedicated spaces where Green River can bring "pop-up" services to the students when and where they are. These areas will offer access to amenities like student lockers, microwaves, coffee/tea, vending machines.

- Flexible Study Hubs: Flexible study hubs will be multipurpose spaces within the Science Building that will easily adapted to accommodate different study needs. These areas will feature modular furniture, movable partitions/markerboards, and configurable layouts, allowing students to customize the space according to their preferences for individual study, group work, or collaborative activities.
- Informal Meeting/Study Areas: We will include informal meeting areas where students can gather, socialize, study and collaborate outside of formal classroom settings. These areas will offer comfortable seating, tables, and access to power/data/Wi-Fi, etc., providing students with casual yet conducive environments for study and interaction.
- Online Pods: As we seek to provide wider support to our students, we increasingly realize that our students need spaces on campus to attend online classes or interactive meetings with classmates/instructors, in a way that allows privacy and limits outside distractions. As such, we will include small enclosed "Pods" available for student use to take an online class, have a zoom meeting with a faculty member, or participate in Google meets with classmates. Having these types of spaces readily accessible on campus will in turn ensure students have multiple opportunities to engage in activities that support traditional classroom learning.

### Building Lighting

Improved lighting in the Science Center will:

- Enhance the learning experience: Improved lighting control in Green River's instructional environments will significantly enhance the learning experience for students. Proper lighting levels will help maintain focus, reduce eye strain, and create a conducive environment for concentration, thereby optimizing the learning process.
- Support for diverse learning needs: Students preferences for lighting vary. Some prefer brighter environments, while others prefer softer lighting. With improved lighting control, Green River can better support the diverse learning needs of our students, ensuring that each individual can study comfortably and effectively.
- Mood and Motivation: Lighting plays a crucial role in setting the mood and atmosphere within our campus spaces. By implementing lighting controls that allow for adjustments in brightness and color temperature, we will be able to create environments that promote positivity, motivation, and engagement among our students, ultimately contributing to their success.

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Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001068

SubProject Title: Green River Community College

- Health and Well-being: Poor lighting conditions can have adverse effects on students' health and well-being. Inadequate lighting can lead to headaches, fatigue, and affect sleep patterns. Conversely, properly controlled lighting that mimics natural daylight can help regulate students' circadian rhythms, improve mood, and enhance overall well-being, which are all essential factors for academic success.

What benefit will this project provide the college?

Student Activity Space Improvements

A vibrant Green River campus environment with well-equipped study and activity spaces contributes to overall student satisfaction and retention rates. When students feel supported and engaged outside of class, they are more likely to have a positive college experience and remain committed to completing their degrees. This, in turn, benefits the college by maintaining a healthy student population and fostering a positive reputation within the academic community.

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Improved lighting in the Science Center will:

- Energy Efficiency and Sustainability: Implementing advanced lighting control systems not only benefits students but also contributes to the institution's sustainability efforts. Converting to energy-efficient LED lighting solutions, combined with smart controls, will reduce energy consumption and carbon emissions. By embracing sustainable lighting practices, we demonstrate our commitment to environmental responsibility while also saving on operational costs, thus freeing up resources for other educational initiatives.

Will this project increase access or improve utilization? (Yes/No) Will not directly increase

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

We do believe that these improvements support all students but will particularly help our underserved and underrepresented students feel valued and supported in their work.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project directly supports our overarching goals to enhance student engagement, improve academic performance, support holistic student development, and foster retention and student satisfaction. In the college's current strategic plan, Accessible and Responsive Facilities and Technology are one of 6 overarching college goals. This goal talks about the importance of creating a welcoming environment as essential to promote and affirm equity and inclusion at Green River. Key challenges identified in the Environmental Scan included gaps in support for students, the need for more flexibility in our physical resources, and ensuring that everyone felt welcome at Green River. These improvements to student spaces will help address these gaps and improvements in lighting will serve two purposes: it will enhance the spaces students have for outside of the classroom engagement, as well as support the college's efforts in sustainability and environmental stewardship.

Cost Summary:

Consultant/AE services \$ 44,039

Design \$ 130,000

Construction (MACC) \$ 955,214

Equipment \$ 93,050

Contingency 10% \$ 95,521

Sales Tax 10.2% \$ 107,175

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001068

SubProject Title: Green River Community College

DES fee (for non-state funding) \$ 0

Total Cost \$ 1,425,000

Funding Summary:

State Appropriation \$ 1,425,000

Local Funding (specify account)

Other (specify source)

Total Funding \$ 1,425,000

Please explain any difference between the Total Cost and Total Funding.

No difference

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

(A) The existing condition of this area need of renovation and instructional use is no longer meeting the needs of the college's programs. Accessibility is also an issue that we would like to address in this minor project.

The college would like conduct finish improvements to existing classrooms areas that align with the College's Master plan and Instructional initiatives. Additionally, these improvements are part of the plan for relocating/reshuffling Instructional programs in anticipation for the Capital Replacement Project Bldg. 16 Student Welcome Center in 27-29 Biennium. Asking for the \$1,200,000.

What happens if this project is not funded by the State?

(A) The current oversized areas will remain underutilized and still in a state/condition that is not satisfactory to Instructional needs. This space currently is not usable for the intended programs as it was last used for temporally housing medical programs that have relocated with the completion of our last major capital project Bldg. 26 (Health and Life Sciences Renovation) completed in late 2019.

Maintenance wise the domestic and heating water piping in this building leaks so bad that we often have to move classes to make repairs, disrupting delivery of instruction.

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001069

SubProject Title: Highline College

What is the desired solution?

Improve the existing space to meet need and demand. Additionally, the internal infrastructure of this space is over 40 years old and has a large amount of deferred and necessary improvements needed.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Use and Access improvement not FTE increase would be net- net (relocations)

What benefit will this project provide the college?

(A) This improvement will allow the college more opportunities to meet demand for classroom support and prepare the college for the upcoming major capital replacement project. With improvements this minor will also lessen the repeat calls for maintenance response and maintenance dollars spent on repairs. The equipment up in the ceilings are also at the end of life cycle and would be addressed/upgraded in this project.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

(A) Highline College's Master plan calls out Bldg. 23 as the facility to make improvements to in order to house programs and/or faculty that will be displaced as a result of the replacement project (Bldg. 16 Student Welcome Center). The minor would allow us to begin addressing this plan albeit in a floor by floor phased approach as the third floor is being addressed in the 2021-23 Biennium.

Cost Summary:

Construction \$ 900,000.00

Equipment

Contingency \$ 50,000.00

Sales Tax \$ 96,900.00

Design \$153,100.00

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001069

SubProject Title: Highline College

Total Cost \$1,200,00.00

Funding Summary:

State Appropriation \$1,200,00.00

Local Funding (specify account)

Other (specify source)

Total Funding \$1,200,00.00

Please explain any difference between the Total Cost and Total Funding. NA

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

In an effort to bring utilization numbers up the College is preparing to multiple classroom and office areas.

What happens if this project is not funded by the State?

Some areas will be used as is and some will be held vacant or possible offline status.

What is the desired solution?

Fully funded minor program renovation.

What benefit will this project provide the college?

The ability to flex into spaces while renovation occurs.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Not able to calculate at this point

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, a portion of this funding would go towards student services.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Because the facilities master plan is in a transitional year, this Minor Program funding would "tee" off the upcoming master plan decade.

Cost Summary:

Consultant/AE services \$418,600

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001070

SubProject Title: Lake Washington Institute of Technology 1

- Design
- Construction (MACC) \$777,400
- Equipment
- Contingency
- Sales Tax
- DES fee (for non-state funding)
- Total Cost \$1,196,000
- Funding Summary:
- State Appropriation \$1,196,000
- Local Funding (specify account)
- Other (specify source)
- Total Funding \$1,196,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Don Talley (classrooms), Applied Arts (computer lab), Main Building (photo lab & Ceramics lab) instructional and support space areas are substandard, academically dysfunctional and need physical remodel. Automotive and diesel program have changes significantly over the last 30 years and the current configuration does not support the programs. The photo lab is unusable due to outdated equipment and poor plumbing. All of these instructional areas including equipment and shop space, must be brought up to today's standards along with all code requirements.

Completion of these projects will allow opportunities for program enhancements and expansions while improving functionality.

What happens if this project is not funded by the State?

The area will be less than adequate to meet the academic and operational needs of LCC students, faculty, staff, and community members and student success will suffer from not having the academic environment and technology to use and learn from to succeed in the workforce.

What is the desired solution?

Funding approval will expand classrooms, instructional labs, teaching areas, and improve functionality, office and support areas, ventilation/indoor air quality, ADA, fire/life safety, AV, plumbing repairs and essentially create smarter classrooms with current technology.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college?

A complete renovation with current technology, lighting, ADA accessibility, and adequate ventilation systems which support a modern configuration for both Automotive and Diesel programs. A safer and healthier instructional space for faculty, staff and students.



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001072

SubProject Title: Lower Columbia College

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?  
The project is part of the College’s Facilities Master Plan, Strategic Plan and Annual Priorities. “Develop plans for remodel and improvements to the Don Talley Vocational Building.”

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

Security and safety across the campus has increased dramatically of the past few years. Overall security system renovations across campus including renovations to security camera system, restore campus exterior lighting, and card key system along with some building alterations. The benefit to the campus is and improvement to the health and safety of the students, faculty, staff and the community. No This project is intended to improve the health and safety of all that attend, visit, and work at the North Seattle College. This project addresses the basic Master Plan Goal of providing a student-centered campus which values diversity, supports learning and promotes student success in a safe and secure environment.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?  
The Bremerton campus does lose power several times a year. When power goes out, we need to shut down our Early Childhood Learning Center and send children home. We seek to install a backup generator so we can continue operations and provide a longer window for students and staff to retrieve their children in the event of power loss.

What happens if this project is not funded by the State?  
No generator will be installed until other funding source is identified.

What is the desired solution?  
Installation of a backup power source at the Early Childhood Learning Center.

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Report Number: CBS002

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001074

SubProject Title: Olympic College 1

What benefit will this project provide the college?

Improved reliability of care at the Early Childhood Learning Center which benefits our students and staff whose children utilize the facility.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain.

Improved childcare reliability will benefit students with children.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Our Early Childhood Learning Center and the childcare and early education services it provides is crucial for our students and benefits college enrollment. Increased investment and improved reliability of the facility benefits the students and college.

Cost Summary:

Consultant/AE services 10,700

Design

Construction (MACC) 13,000

Equipment 50,000

Contingency 10,000

Sales Tax 6,300

DES fee (for non-state funding)

Total Cost \$90,000

Funding Summary:

State Appropriation \$90,000

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary? Structural support of T building floors has been determined to be insufficient to support load needs. Structure needs to be able to handle the load weight of deliveries. Currently down stacking heavy pallets of material costs time and potential safety risks. The flooring (tiles) has asbestos in the mastic.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001075

SubProject Title: Peninsula College 1

What happens if this project is not funded by the State? We will continue to handle materials by hand and work around weight constraints.

What is the desired solution? To reinforce structural in the building to support needs. And to replace flooring.

What benefit will this project provide the college? To be able to safely ship and receive deliveries cutting down on time and effort in the shipping and receiving process. This will also cut down the risk of injury.

Will this project increase access or improve utilization? (Yes/No) no

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

no

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? This is tied to the FMP by facility goals of the facility at all college sites.

Minor works improvement projects in the FMP specifically shows a need to improve the T bld.

Cost Summary:

Consultant/AE services

Design

Construction (MACC)

Equipment

Contingency

Sales Tax

DES fee (for non-state funding)

Total Cost 300,000

Funding Summary:

State Appropriation yes

Local Funding (specify account)

Other (specify source)

Total Funding 300,000

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001075

SubProject Title: Peninsula College 1

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Although the Cascade Building is undergoing a series of major renovations, minor program space improvements will still be necessary in areas not scheduled for renovation in order to update the College's instructional environment. This area is the Cascade Level 5.

With the change in instruction during the pandemic, there is a need for continued remote instruction. However there continues to be a desire for traditional in-person instruction. This will create hybrid classrooms where both in person and remote instruction is occurring in the same classroom.

Improvement efforts are necessary to provide updated, technologically capable and efficiently configured instructional spaces to support college programs and provide an appropriate learning environment for students. Enhanced flexibility of space and technology improvements will provide benefits throughout the curriculum.

What happens if this project is not funded by the State?

Without these minor renovations, the continued upgrade of instructional spaces cannot keep pace with the needs of current instructional methodology and technology or for the need to ensure sufficient student service support. This will continue to strain the College's ability to provide an appropriate educational environment for students.

What is the desired solution?

Creates hybrid classrooms. This will require space modifications to improve seating, equipment for remote instruction, accessibility of use, study arrangements, classroom environment and student service delivery.

What benefit will this project provide the college?

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001076

SubProject Title: Pierce College Fort Steilacoom 1

Reconfiguration of spaces in the Cascade Building, will make better use of instructional space and provide increased support to students. Existing classroom space will be reconfigured to better accommodate several programs. Overall, improved flexibility of use of instructional spaces will provide a direct benefit to instructors in extending their ability to introduce innovative teaching techniques and delivery of educational material. This will provide a more positive, effective and appropriate learning environment for both students and faculty.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, allows for students that need the differing modes of instruction, remote or grounded classes, the flexibility in their ability to attend/learn.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

These minor improvements will directly support the College's goal to provide an effective academic environment for students seeking transfer opportunities, readiness for the workforce and in basic literacy. From the standpoint of facility support and maintenance, the project will provide better, more flexible and more efficiently operated spaces that will reduce long-term operating costs. The project is in keeping with the College's Facilities Master Plan for addressing both immediate and long-term capital needs. This also complies with the Pierce College District Expected Outcomes Policies by providing improved access to comprehensive offerings and to provide quality, relevant learning.

Cost Summary:

Consultant/AE services 0

Design \$91,200

Construction (MACC) \$371,000

Equipment \$85,000

Contingency \$45,600

Sales Tax \$46,100

DES fee (for non-state funding) 0

Total Cost \$638,900

Funding Summary:

State Appropriation \$638,900

Local Funding (specify account) 0

Other (specify source) 0

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001076

SubProject Title: Pierce College Fort Steilacoom 1

Total Funding \$638,900

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Students do not have a common location or place to go to receive help at the college. This creates issues for potential students who are new to navigating higher education and causes a lot of frustration. Students potential have to visit three buildings spread across campus to get help for advising and funding counseling.

What happens if this project is not funded by the State?

If this is not funded, then students will continue to be frustrated with the lack of a central location to receive advising and funding counseling.

What is the desired solution?

To centrally locate advising and funding counseling in one building on campus.

What benefit will this project provide the college?

This will allow the college to better serve students in order to help students choose and enter their pathway.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. n/a

Will this project improve access to underserved or underrepresented students? If yes, explain.

This project will allow RTC to better service it's diverse student population. Over 65% of the students who enroll at RTC are students of color or from underserved populations.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Having a centralized location is called out the College's guided pathways plan and supports the colleges strategic plan. Consolidating our students services into Building I is one of the recommendations of our facilities master plan.

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001077

SubProject Title: Renton Technical College

Cost Summary:

Consultant/AE services \$100,000

Design

Construction (MACC) \$1,011,000

Equipment

Contingency

Sales Tax \$90,000

DES fee (for non-state funding) \$25,000

Total Cost \$1,226,000

Funding Summary:

State Appropriation \$1,226,000

Local Funding (specify account)

Other (specify source)

Total Funding \$1,226,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Seattle Central College (SCC) is strategically focused on improving cohort-based experiences and first-year experience programming, as well as increasing the fall-to-winter retention rate for degree seeking students, promoting each disaggregated student group within 80% of college-wide mission fulfillment retention rate, and improving Math and English outcomes among the students. These initiatives are primarily driven by SCC’s commitment to accelerating its mission fulfillment, Guided Pathways, and strategic enrollment management goals. Achieving these strategic objectives requires continuous programmatic and infrastructural support.

The College has prioritized dedicating resources to improving the learning experience of students, especially students of color, who constitute over half of the student population. For example, the College is expected to complete the construction of a student academic support center soon, which will co-locate three cohort-based programs (UMOJA, AANAPISI, and MESA). The Academic Welcome Center will serve as a makerspace that enhances the activities of the three cohort programs, enriching the students’ experience by ensuring that all the necessary support are available (i.e., learning facilities and resources) to improve their academic outcomes. The Academic Welcome Center will improve the academic environment aesthetically, while serving as a shared collaborative learning lounge to accommodate joint or individual programs’ events, workshops, seminars, training, tutoring, engagement with external partners, and larger group meetings.

What happens if this project is not funded by the State?

The lack of funding for the Academic Welcome Center will minimize the students’ experience, by limiting the cohort programs to a smaller space that does not provide any substantial mechanism for hosting larger learning events, either separately or individually. Further, this may impact the full-scale operational and programmatic outcomes anticipated from having the three programs located together, including comradery, retention, and academic success, which is the overall goal—ensuring that

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

**SubProject Number: 40001078**

**SubProject Title: Seattle Central College**

students have a collaborative learning space that supports their academic progress and success. Consequently, the College's goals of remaining over 50% student of color and strategic enrollment management will be affected if the project is not funded.

What is the desired solution?

Per the College's enrollment growth agenda, the number of historically underserved students will continue to grow as the overall student population does. Additionally, as the college partners with stakeholders, including hosting high schoolers and other historically underserved student groups on campus, it is imperative that the institution has modernized facilities that do not only attract students, but also demonstrate the College's values in showcasing its commitment to diversity, that is, ensuring historically underserved students can belong and flourish. As a makerspace, this project will espouse the values of the college in its design, furnishing, and technology, supporting the cohort-based programs in meeting their program goals with a multipurpose collaborative lounge.

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What benefit will this project provide the college?

This project will supplement the College facilities enhancement program in service to students, especially underserved students. The project also contributes to access, thus empowering the college to execute its open access mission, while ensuring that the educational experience of students is improved. This project will also contribute to retention, a critical component of the institutional enrollment management goal.

Will this project increase access or improve utilization? (Yes/No)

No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes. The purpose of the Academic Welcome Center is to expand learning support facilities and services to programs that are primarily dedicated to the academic success and holistic development of students of color. Given that students of color are currently more than half of SCC's student population, the Academic Welcome Center as a makerspace and collaborative learning environment, will ensure that students utilize their shared experience and resources as assets for success.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project is at the center of several of the College's tools. Specifically, the College Major Institution Master Plan (under review by the City of Seattle) draws attention to several physical planning objectives. Inclusive, but not limited to, are: 1) planning for main campus enrollment growth, 2) planning for new construction projects through the SBCTC funding mechanisms, 3) focusing on renovation projects that transform outdated instruction and service spaces into new spaces designed to serve today's students, and 4) initiating campus environmental upgrades to enhance the physical environment for students and others. Similarly, the College Leadership is committed to improving the experience of underserved students through the Resource Allocation Guidelines, by prioritizing services for current and prospective students, and promoting and supporting educational initiatives that increase retention and graduation of all students, especially historically underserved students.

Cost Summary:

Consultant/AE services \$ 36,589

Design \$ 134,764

Construction (MACC) \$ 1,029,762

Equipment \$ 10,000

Contingency 10% \$ 102,976

Sales Tax 10.25% \$ 116,106

DES fee (for non-state funding) \$ 0

Total Cost \$ 1,430,198

Funding Summary:



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001078

SubProject Title: Seattle Central College

State Appropriation \$ 1,430,198

Local Funding (specify account)

Other (specify source)

Total Funding \$ 1,430,198

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Many of our buildings are over 50 years old and unable to support modern pedagogy due to existing infrastructure, size, layout, capacity, or programming. Renovation and redevelopment are needed to address various spaces that are currently not conducive to quality instruction.

What happens if this project is not funded by the State?

Shoreline Community College will lose viability as a functioning institution due to substandard and degrading physical environments. We need to adapt our spaces to meet student needs or risk getting behind the competitive advantage curve.

What is the desired solution?

Reconfigure existing spaces to create a more collaborative and healthy learning environment.

What benefit will this project provide the college?

The funding will modernize spaces that will create a more attractive and conducive learning environment for prospective students.

Will this project increase access or improve utilization? (Yes/No) No

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001079

SubProject Title: Shoreline Community College

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

The reconfiguration of spaces will provide a more equitable and accessible environment for underserved or underrepresented students.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Strategic plan Goal 1, strategy C is to create physical spaces and employ technologies that enhance student learning. We must improve classroom functionality to be successful with Goal 1.

Strategic plan Goal 2, strategy D is to invest in high-impact teaching practices for student learning. We must improve interaction by creating a collaborative environment.

Goal 3, strategy D is to pursue and obtain sufficient resources to fulfill the College's mission. This mission is to serve the educational, workforce, and cultural needs of our diverse students and communities. To support this goal, we must ensure the educational environment is satisfactory by improving spaces.

Cost Summary:

Consultant/AE services \$109,902

Design \$143,718

Construction (MACC) \$517,103

Equipment \$352,250

Contingency \$140,900

Sales Tax \$145,127

DES fee (for non-state funding) \$0

Total Cost \$1,409,000

Funding Summary:

State Appropriation \$1,409,000

Local Funding (specify account)

Other (specify source)

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Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001079

SubProject Title: Shoreline Community College

Total Funding \$1,409,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

In the 2023-2025 Capital Biennium, Skagit Valley College requested and received approval to construct Phase II of the Fire Station project related to our Fire Protection Technology program, This program has been at Skagit Valley College for 20+ years and has occupied temporary facilities during much if that time. The College has always intended the building to have two fire truck parking bays to support the program curriculum, unfortunately we were only able to complete the construction of one of these bays in the last capital biennium due to higher than expected bids. In the 2025-2027 biennium we hope to use \$362,130.00 of our allocated Minor Program funding to add a second bay to the building and finally complete this project.

What happens if this project is not funded by the State?

The program will continue to park one of the fire trucks associated with this program in the adjacent diesel program high bay shop space, restricting our ability to expand the diesel program and add diesel program related FTE.

What is the desired solution?

To build this second bay and achieve the model fire station to house the Fire Protection program.

As noted in earlier phases, this build will not be an increase of s.f. space as the sale of the Down Town Center and the removal of several modular buildings will more than offset the space requirements of the 2nd bay for the fire station.

What benefit will this project provide the college?

This project will complete the building, which will provide modern and dedicated facilities to the Fire Protection Program.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. I am uncertain how many Additional FTE

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, As a Work Force Education facility, Skagit Valley College is striving to expand access and support services to

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Version: S1 SBCTC 2025-27 Capital Request

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001080

SubProject Title: Skagit Valley College

underrepresented students striving to attain well-paying jobs in the fire sciences field and diesel mechanics program. It is our hope that by completing this second truck bay we will be able to free up space for additional FTE in the diesel program.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?  
The need for a fire station is described in the latest college 15 Year Master Plan. The removal of the modular buildings are also a part of the Master Plan. This building aligns with the college's core theme of Achievement; helping students successfully progress and accomplish their educational goals and smoothly transition in to the workforce.

Cost Summary:  
Consultant/AE services Included in Design  
Design \$35,155.00  
Construction (MACC) \$275,000  
Equipment \$0.00  
Contingency \$27,500.00  
Sales Tax \$24,475.00  
DES fee (for non-state funding) \$0.00  
Total Cost \$362,130.00  
Funding Summary:  
State Appropriation \$362,130.00  
Local Funding (specify account) \$0  
Other (specify source) na  
Total Funding \$362,130.00

Please explain any difference between the Total Cost and Total Funding.

This project will be funded entirely using a portion of the \$1,333,000 Minor Program Funding identified for the 2025-2027 biennium.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?  
South Puget Sound Community College (SPSCC) is working rapidly to increase the pipeline of skilled employees ready to fill

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## SubProjects

SubProject Number: 40001081

SubProject Title: South Puget Sound Community College

essential Information Technology (IT) positions in the Olympia area and beyond. The college offers associate degree programs in Computer Science, Cybersecurity and Network Administration, and Software Development. In addition, SPSCC will be launching a Bachelor of Science in Computer Science degree in the Fall of 2024. Effective teaching and learning in these fields requires high performance hardware, software and networks operating within a facility with robust HVAC infrastructure, extensive fiber optic cable networks and high-quality classroom spaces so students can participate in interactive and collaborative learning.

The IT programs operate within Building 34, the Technical Education Center, which was built in 1997. While the building is adequate (2023 Facility Condition Score – 204), it does not include the infrastructure and space necessary to support the workforce training needs of today's and tomorrow's high-technology fields. The existing spaces lack adequate power, updated HVAC, lighting and IT infrastructure to support state-of-the-art programs. The building was previously shared with the Nursing and Medical Assisting programs and a number of the classrooms are still configured to support those programs. The Nursing and Medical Assisting programs have moved into the Bowen Building freeing up space to expand the growing Information Technology pathway programs. Current classrooms have been forced to try and meet demand by offering multiple courses in a single, shared space. The ability to utilize additional space in Building 34 will provide needed classroom space and allow for future growth.

Renovating the Technical Education Center to modernize and upgrade the building systems will allow the college to expand the IT program offerings, which will provide certificates, Associate and Bachelor's degrees. The new, updated facility will attract a diverse range of students who will attain the education and skills necessary to enter the Information Technology high demand and high wage industry.

The college received an appropriation in the 23-25 capital budget for program improvements to Building 34. To best support the programs within the allocated budget an update to a portion of the HVAC is planned, providing cooling to spaces that contain the most heat intensive equipment. In addition, related electrical and data upgrades to these spaces are planned along with some basic architectural improvements – doors, paint, flooring, etc. This request is for Phase Two funding to continue the work to further improve additional classrooms and student spaces.

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## SubProjects

SubProject Number: 40001081

SubProject Title: South Puget Sound Community College

What happens if this project is not funded by the State?

If the project is not funded, the programs will be limited in capacity and functionality. This will dramatically impair students' experience and limit SPSCCs capacity to graduate more qualified technology students desperately needed in the workforce. More specifically, if the project is not funded, SPSCC will not be able to keep up with industry standards and will continue to fall short in preparing students with the knowledge, skills and abilities needed by local and regional employers in high demand, high wage areas of IT.

What is the desired solution?

The desired solution is further renovation of Building 34 to meet the needs of the Information Technology programs. This will include:

- Continued work to alleviate the infrastructure issues in the building related to HVAC, power, lighting, etc.
- Increase program capacity by transitioning former nursing classrooms to flexible classrooms, computer labs and support spaces for the IT programs.
- Provide breakout spaces and learning labs to encourage collaborative learning, and support student achievement.

What benefit will this project provide the college?

The improvements to Building 34 will provide additional square footage to accommodate student enrollment growth in the high demand areas of IT. The building will be a highly utilized instructional facility with technology rich classrooms and labs, break out and study spaces to support student success, and a space for collaborative learning. The 2023-25 minor works program project along with this second phase of renovation will reimagine a building designed and constructed in the 90's into a modern, forward looking, state-of-the art technology facility.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Space utilization will be greatly improved. Former nursing spaces will be repurposed into flexible, well-functioning classrooms and labs.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Renovating the Technical Education Center to modernize and upgrade the building systems will allow the college to expand the IT program offerings, which will provide certificates, Associate and Bachelor's degrees. The broad variety of offerings in a new learning environment that is innovative, relevant, inclusive, and equitable, will be attractive to underserved and underrepresented students. Improvements to the facility will make it inviting to all and will provide a collaborative, supportive learning environment that will support the college Core Themes of Student Achievement, Equity and Learning and Engagement.

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SubProject Number: 40001081

SubProject Title: South Puget Sound Community College

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Facilities Master Plan

Implementation Plan – Building 34 – Technical Education Center:

With the Nursing and Medical Assisting programs moved to the Bowen Center, Building 34 will be refurbished to house technology based programs such as Cyber Security and Network Administration, Computer Programming and Office Technology. The 2023-25 Capital Budget provides Minor Works-Program funding to begin the renovation process. The college anticipates seeking additional funding in the 2025-27 biennium to complete these updates.

Master Plan Goals & Recommendations:

Goal #3: Facilitate students' ability to earn an Associate, Bachelor of Applied Science, and Bachelor of Science in Computer Science degrees at a single campus location

Recommendations, Outcomes and Updates:

? Update Building 34 to serve as a technology hub offering computer science, cybersecurity and network administration and software development degrees

Mission

South Puget Sound Community College's Mission is to support student success in postsecondary academic transfer and workforce education that responds to the needs of the South Sound region.

Vision

SPSCC supports student success and builds prosperity by collaborating with leaders in industry, education, and our community to offer innovative, accessible, and affordable learning experiences. We embrace all of our students and the diversity of their goals.

We employ devoted people who mirror the diversity of our community and contribute to an inclusive, welcoming environment. By investing in the creativity of our staff and faculty, we construct clear and compelling pathways that lead our students to successful outcomes on their educational journeys.

We strive to be fiscally responsible.

We are fiscally strong and our mindful use of technology, embedded in purposeful instruction, helps students persist and achieve their academic goals.

Our graduating class reflects the community we serve, and our students successfully transition from higher learning into the leaders and innovators of tomorrow.

Core Themes

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**SubProjects**

SubProject Number: 40001081

SubProject Title: South Puget Sound Community College

1: Student Achievement

We prepare students for further education and employment.

? Goal 1: Increase student persistence

? Goal 2: Increase certificate and degree completion in transfer and workforce programs

? Goal 3: Increase job placement for workforce education students

2: Equity

Given the diversity of our changing community, we cultivate an environment that reduces barriers and removes equity gaps.

? Goal 1: Close equity gaps

? Goal 2: Increase the ethnic diversity of faculty, staff, and administrative/exempt employees

3: Learning and Engagement

We create accessible and enriching student experiences.

? Goal 1: Enhance General Education Competency

? Goal 2: Enhance quality student experiences and campus life activities

Cost Summary:

Consultant/AE services

Design \$115,146

Construction (MACC) \$842,500

Equipment

Contingency \$84,250

Sales Tax \$102,105

DES fee (for non-state funding) \$0

Total Cost \$1,144,000

Funding Summary:

State Appropriation \$1,144,000

Local Funding (specify account)

Other (specify source)

Total Funding \$1,144,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001082

SubProject Title: South Seattle College 1

Agency Priority: 7

### Project Summary

Minor Works - Program

### Project Description

What is the problem? Why is this project necessary?

Two existing arts related programs are currently located in Rainier Hall which is scheduled for a Major Renovation. The two programs are not planned to return to Rainier Hall after the renovation. The two programs have specialized requirements including ventilation, equipment/workspace, outdoor space, etc. Moving both into a shared arts building

What happens if this project is not funded by the State?

The ARB building is mostly an open space building that requires new walls, updating restrooms, HVAC, lighting, etc., to support an Arts Building specialty programs requirements. This is substantially more funds than the college can fund in order to move both programs to a new location prior to the Rainier Hall Major Renovation.

What is the desired solution?

Renovating the ARB building into a shared Arts Building which provides for both specialty program requirements and can also be utilized by other existing and future arts programs.

What benefit will this project provide the college?

The two programs in Rainier Hall are located in normal classrooms which are inadequate for the two programs instructional specialty requirements. A renovated Arts Building will satisfy those instructional specialty requirements.

Will this project increase access or improve utilization? (Yes/No)

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain

Yes... the new location will be a more visible building on a main pedestrian route between the North and South parking lots and is closer to the Library, Cafe and provides improved ADA travel for students and the community. The building will be renovated to provide adequate instructional clearances around equipment, worktables, etc. for ADA access. Art transcends all groups and an improved facility and location visibility will attract and encourage those groups that feel isolated.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The project will provide a building that is a visible focus center for the arts programs. Current Master Plan goals that apply in this case would be the improved connections within the campus community and community connections.

Cost Summary:

Consultant/AE services \$120,077

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001082

SubProject Title: South Seattle College 1

- Design
- Construction (MACC) 1,100,000
- Equipment
- Contingency \$109,000
- Sales Tax \$123,923
- Total Cost 1,453,000
- Funding Summary:
- State Appropriation
- Local Funding (specify account)
- Other (specify source)
- Total Funding 1,453,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The automotive program at SCC is the strongest enrolled program at this campus. It produces graduates that can immediately enter the industry as highly skilled technicians. However, the Automotive building has become outdated overtime and has not been able to adequately support advanced instruction modalities for innovative technologies. In addition, aged building finishes and infrastructure detract from the overall student experience and do not allow contemporary pedagogical methods. Faculty are constricted to traditional instruction practices which do not serve the modern student well.

What happens if this project is not funded by the State?

The program will begin to struggle producing the highest quality job candidates that can lead the industry through advanced skill and technological trainings.

What is the desired solution?

Redesign classroom and shop spaces within the facility to accommodate the changing industry to prepare students for success after graduation/certification. Improve infrastructure and finishes to create a more suitable learning environment. Open enclosed spaces to facilitate visibility and celebrate the learning process that occurs within each space.

What benefit will this project provide the college?

The program will continue to be a very desirable solution for students wanting to enter this technological field and industry. In addition, having the ability to provide advanced training will help support collaboration with regional partners, including outreach and affiliations with high schools across the region.

Will this project increase access or improve utilization? (Yes/No)

Yes

If yes, please specify the Net Change in FTE capacity.

No Change in FTE

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, the design of the spaces shall incorporate up-to-date ADA standards as well as support advanced outreach and recruiting of traditionally underrepresented demographics.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001083

SubProject Title: Spokane Community College

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?  
This project will directly support the SCC Mission and Goals by providing all students with an excellent education that transforms lives and expands their opportunities. The project will also help to directly prepare students to enter the workforce in a timely manner; supporting our community needs in available and sustainable careers with a focus on future industries. The college strives to provide the services and resources needed for our students to be successful. Strategically, and through the master plan, SCC has sought to promote technical and applied sciences, contributing to the communities need for skilled applicants. With the forthcoming Apprenticeship Center, slated for construction funding in either 2025 or 2027, as well as the Allied Health building, slated for funding in 2035, SCC has shown commitment to this goal. This program project follows along with this pursuit of quality educational facilities to support these industries.

Cost Summary:

- Consultant/AE services  
\$128,150.00
- Design  
\$193,050.00
- Construction (MACC)  
\$1,100,000.00
- Equipment  
\$244,800.00
- Contingency  
\$110,000.00
- Sales Tax  
\$99,000.00
- DES fee (for non-state funding)  
\$0.00
- Total Cost  
\$1,875,000.00
- Funding Summary:
- State Appropriation  
\$1,875,000.00
- Local Funding (specify account)  
\$0.00
- Other (specify source)  
\$0.00
- Total Funding  
\$1,875,000.00

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?  
Currently, SFCC is lacking in appropriate all-gender restroom spaces to accommodate all students, faculty, staff, and visitors.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001084

SubProject Title: Spokane Falls Community College

The college's Diversity, Equity, and Global Awareness Committee (DEGA) plays a key role in the fulfillment of SFCC's mission and goals. As part of their ongoing commitment to promote equity, increase diversity, foster inclusion, and enhance global awareness on the campus, the group has studied these facets in association with available safe restroom spaces. Providing more inclusive spaces on campus will help eliminate systemic and institutional barriers that have prevented full participation and success for historically minoritized students and staff.

What happens if this project is not funded by the State?

SFCC will continue to be challenged with the means to provide safe and inclusive restroom spaces which, in turn, would affect accomplishing the goal for the institution to be a place where all members of the campus community are welcome, respected, supported, and valued.

What is the desired solution?

Design and construct a remodel to existing restrooms in the building, combining into an all-gender facility. The restroom space would include individual, fully enclosed toilet stalls for privacy, but have a common lavatory area. The combination of both current men's and women's restrooms would provide adequate space for this effort.

What benefit will this project provide the college?

With this remodel, the college will provide a diverse space that works for the collective campus community, inclusive to the needs of all. The project will be essential to supporting the mission and goals of the institution, and in particular, the efforts to equitable solutions led by DEGA.

Will this project increase access or improve utilization? (Yes/No)

Yes

If yes, please specify the Net Change in FTE capacity.

No Change to FTE

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, this project is in direct response to the needs of underrepresented students as well as staff. The college desires to perform this building enhancement to directly support an inclusive campus community and those who have been historically devalued.

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How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project supports the SFCC's overall mission to provide all students an excellent education that transforms their lives and expands their opportunities. Students are the center of the work performed at SFCC. The college makes decisions and plans for a future that best meets their educational needs and goals. This includes access to high quality education in a safe and inclusive environment which is the right of all individuals. The college works toward establishing equity for all and endeavors to support each student so they may be successful.

The project also falls in line with the facilities master plan by enhancing and improving the utilization of existing campus spaces. The college is on the cutting edge of this strategy, turning challenges into opportunity, whereby promoting the transformation of its valuable infrastructure to meet the needs of tomorrow's student.

Cost Summary:

Consultant/AE services

\$118,390.00

Design

\$178,360.00

Construction (MACC)

\$910,000.00

Equipment

\$16,350.00

Contingency

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001084

SubProject Title: Spokane Falls Community College

\$91,000.00

Sales Tax

\$81,900.00

DES fee (for non-state funding)

\$0.00

Total Cost

\$1,396,000.00

Funding Summary:

State Appropriation

\$1,396,000.00

Local Funding (specify account)

\$0.00

Other (specify source)

\$0.00

Total Funding

\$1,396,000.00

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

In March of 2024 an assessment of compliance of elements of Tacoma and Gig Harbor campuses with the Americans with Disabilities Act using the 2010 Standards for Accessible Design was performed. The survey report identified compliance recommendations based on this assessment.

What happens if this project is not funded by the State?

Defer until funds are available.

What is the desired solution?

Address compliance elements identified in the assessment.

What benefit will this project provide the college?

Provide better more accessible use of TCC facilities to those with disabilities, and, as a result, provide better access to all people.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

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**SubProjects**

SubProject Number: 40001085

SubProject Title: Tacoma Community College 1

Will this project improve access to underserved or underrepresented students? If yes, explain.  
Yes, this will improve accessibility of TCC facilities to those with disabilities and/or needing accommodations.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?  
Core Theme 1: Advancing Equity, Diversity and Inclusion - We empower students, faculty, and staff through equitable access to opportunities, knowledge, and resources. ; Goal 1: We are committed to equity, diversity, and inclusion. Implement best practices that advance institutional equity, diversity and inclusion.

Cost Summary:  
Consultant/AE services  
Design  
Construction (MACC) \$573,890  
Equipment  
Contingency  
Sales Tax \$59,110  
DES fee (for non-state funding)  
Total Cost \$633,000  
Funding Summary:  
State Appropriation \$633,000  
Local Funding (specify account)  
Other (specify source)  
Total Funding \$633,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?  
Facilities on the northeast side of campus near ballfields are inadequate and therefore unused. There is no running water or sewer and limited power. Restrooms are in severe disrepair and closed, with many ADA deficiencies. This makes it challenging for physical education, health and wellness programs to utilize this area.

What happens if this project is not funded by the State?  
Defer until funds are available.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001086

SubProject Title: Tacoma Community College 2

What is the desired solution?

New facilities are proposed to replace the old restroom structure, to include security enhancements.

What benefit will this project provide the college?

New facilities are proposed to replace the old restroom structure and provide expanded program opportunities. Reducing the potential for criminal activity, vagrancy, and property theft/damage in this region of campus is one of the goals of the project and is addressed in various ways by the design, including building positioning, material selections, cameras, clear sightlines to and from the site, and lighting. Building mounted site lighting would be provided for each option for improved safety and site security. Pole mounted lights in the parking area, bollard mounted lights at key pedestrian path points, and installation of security cameras are also included.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

This project will improve facilities for all students. Specifically, this project will provide facilities that are ADA compliant therefore providing better access to those with disabilities.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Maintain TCC reputation as the premier community college where we created meaningful learning advance equity and strengthen student and community success.

Cost Summary:

Consultant/AE services

Design

Construction (MACC) \$666,364.50

Equipment

Contingency

Sales Tax \$68,635.50

DES fee (for non-state funding)

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001086

SubProject Title: Tacoma Community College 2

Total Cost \$735,000

Funding Summary:

State Appropriation \$735,000

Local Funding (specify account)

Other (specify source)

Total Funding \$735,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

WWCC does not currently have any significant electronic campus security measures on the Walla Walla Campus. The Clarkston campus security (access and video) was upgraded using minor program funds in the 2023-2025 budget cycle. There is no currently installed access control on campus. Current camera systems were installed over 10 years ago and offer limited field of view and image quality with images that severely degraded with limited retention. It has been well documented that both types of systems can act as a deterrence of undesirable activities. The campus also issues a large number of physical keys, and conversion to electronic access would help reduce key need and improve key control.

What happens if this project is not funded by the State?

If this project is not funded, opportunities to provide enhanced security in spaces, work areas, and physical locations where students, staff, and the public use college services will be lost.

What is the desired solution?

Use minor works program funding to design and begin implement a campus-wide safety and security system using cameras and electronic access controls. This will be phase two of this project with the expectation that one more phase will be necessary and completed on future minor program request.

What benefit will this project provide the college? Improve safety and security for staff and students

Will this project increase access or improve utilization? (Yes/No) No



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**SubProjects**

SubProject Number: 40001087

SubProject Title: Walla Walla Community College 1

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

N/A

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

WWCC believes the campus should be a safe and inclusive environment for all individuals. This project will start the improvement process and add a significant resource to help the campus security ensure that individuals are safe, assisting their pursuit of educational goals.

Cost Summary:

Consultant/AE services 50,000

Design 45,000

Construction (MACC) 400,000

Equipment 700,000

Contingency 100,000

Sales Tax 97,000

DES fee (for non-state funding)

Total Cost 1,392,000

Funding Summary:

State Appropriation 1,392,000

Local Funding (specify account)

Other (specify source)

Total Funding 1,392,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001088

SubProject Title: Wenatchee Valley College

**Project Description**

What is the problem? Why is this project necessary?

WVC will look to this funding to ensure our mechanical systems are prepared to meet the Clean Buildings Performance Standards recently established. Additionally, we look to this funding to continue to remodel and redesign our instructional and learning support spaces to be adaptable to deliver multiple instructional modalities simultaneously. These improvements are not limited to classrooms and student support centers across our two campuses.

What happens if this project is not funded by the State?

As local funds are limited, the college does not have the resources to repair all of the facility deficiencies and deferred maintenance backlog. The college relies on funding like this to comply with current standards and alleviate the pressure on maintenance of high demand older system. If this project isn't funded, some facilities may need to be taken offline until funding becomes available

What is the desired solution?

WVC will look to this funding to ensure our mechanical systems are prepared to meet the Clean Buildings Performance Standards recently established.

Additionally, our program funding will support the physical improvements for enhanced electrical and information technology infrastructure including server rooms, floor and wall boxes, data runs to new spaces and expansion of our digital content and virtual learning environment infrastructure.

What benefit will this project provide the college?

While approximately 65% of WVC's courses are being delivered via distance learning modalities, the reality is that not only do our instructional (classrooms) but our cocurricular infrastructure also must be adaptable to multiple modalities to meet our students where they are. A key to that success is having adequate technology infrastructure to serve the largest service area in the Washington community college system. This program funding will improve the educational experience of an estimated 3,800 student each quarter

Will this project increase access or improve utilization? (Yes/No) Yes

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Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001088

SubProject Title: Wenatchee Valley College

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain.

As a Hispanic serving institution with a significant tribal population on our Omak campus, facility improvements necessarily enhance the learning experience for our most disadvantages and underserved population. We look to this funding to continue to bridge that service gap, especially for those students that reside in the most rural and isolated areas of our service area.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

WVC's most recent Facility Master Plan cites survey results that emphasized the need for flexibility instructional space and a great need for technological upgraded and integrations as well as enhanced wireless access throughout the campus. Further, our Omak had emphasized the need for enhanced distance learning infrastructure. Strategic Plan – WVC updated its strategic plan in February 2017 and is slated to update its strategic plan in 2025. There are three priorities, all of which are directly supported by the project defined in the document leading to more functional, flexible buildings. College Goals – This proposal directly supports all four of WVC's guiding principles, known as Core Themes

Cost Summary:

Consultant/AE services \$128,024

Design (included above)

Construction (MACC) \$821,200

Equipment \$200,000

Contingency \$82,120

Sales Tax \$67,338

DES fee (for non-state funding)

Total Cost \$1,299,000

Funding Summary:

State Appropriation \$1,299,000

Local Funding (specify account)

Other (specify source)

Total Funding \$1,299,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001089

SubProject Title: Whatcom Community College

Most of the classrooms in the identified buildings are original construction and need to be upgraded to current standards to be effective teaching and learning spaces.

What happens if this project is not funded by the State?

The College does not have adequate local funding to support these improvements. Without capital funding assistance from the State, these much-needed improvements will not happen.

What is the desired solution?

This project will address lighting, flooring, finishes, furnishings, and technology in these classrooms to improve the spaces and bring them in line with current classroom standards.

What benefit will this project provide the college?

Upgrading the classrooms in the identified buildings will provide faculty and students with a contemporary teaching and learning environment and allow more flexible scheduling for a wider range of teaching/pedagogy needs.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 100

Will this project improve access to underserved or underrepresented students? If yes, explain.

This project will address low lighting and audio/visual technology issues that can be of concern in the classroom environment, particularly for sight impaired students and those with sensory disorders.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

IMP: The project is directly linked to project number 8, Cascade Hall Renovation and project number 9, Kelly Hall Renovation/Expansion, in section VI, Phased Development Plan of the IMP.

Strategic Plan: The project addresses Goal 2 (Encourage Innovation Focused on Delivering High Value Education); and Goal 4 (Deliver Educational Experiences that Foster Improved Student Success).

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001089

SubProject Title: Whatcom Community College

Cost Summary:

Consultant/AE services \$93,100

Design

Construction (MACC) \$466,803

Equipment \$240,757

Contingency \$46,550

Sales Tax \$83,790

DES fee (for non-state funding)

Total Cost \$931,000

Funding Summary:

State Appropriation \$931,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$931,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The YVC Pedestrian Overpass Bridge (#14) was re-built in 2001 with two exterior elevators, one on each side of Nob Hill Boulevard. These elevators are fully exposed to the elements wind, rain, temperature changes, road grime, etc. This overpass is the main ADA access between the North and South campus and even with regular maintenance it has become harder and harder to keep the elevators operating consistently.

What happens if this project is not funded by the State?

Students and staff will be required to access both sides of campus via the busiest intersection in Yakima. This presents increased danger to our students and staff.

What is the desired solution?

Overpass elevators will be completely overhauled and updated to provide more comprehensive ADA accessibility to both sides of the Yakima campus. Additionally, bridge structure will be repainted to ensure weather resistance.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001090

SubProject Title: Yakima Valley College

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. none

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes. This project will allow students and staff safe uninterrupted access to both sides of the Yakima campus.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This pedestrian overpass is an important safety and ADA access structure on our campus.

Cost Summary:

Consultant/AE services

Design 145,700

Construction (MACC) 1,092,750

Equipment

Contingency 97,619

Sales Tax 120,931

DES fee (for non-state funding)

Total Cost 1,457,000

Funding Summary:

State Appropriation 1,457,000

Local Funding (specify account)

Other (specify source)

Total Funding 1,457,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Kitchen equipment was relocated to the new TAC building. We need to renovate the old kitchen and install new equipment to serve new instructional programs.

What happens if this project is not funded by the State?

This project addresses a local need. If the project is not funded, the local need will not be met

What is the desired solution?

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**SubProjects**

SubProject Number: 40001091

SubProject Title: Centralia College 5

Renovate the kitchen space and building access to commercial standards for programs. (i.e., Culinary Arts, Health and Nutrition, Early Childhood Education, etc.)

What benefit will this project provide the college?

Increased program offerings. Increased enrollment. Address an unmet need in the local community

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 20 +

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, More opportunities for underserved or underrepresented area residents for improvement.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Provide a more inclusive learning environment. This addresses mission focused areas: student success, academic excellence, and supporting community.

Cost Summary:

Consultant/AE services \$6,000

Design \$1,000

Construction (MACC) \$112,500

Equipment \$6,529

Contingency \$12,603

Sales Tax \$11,368

DES fee (for non-state funding) \$0

Total Cost \$150,000

Funding Summary:

State Appropriation \$150,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$150,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

We are redesigning an old Pastry Arts area to accommodate a new Barbering Program. Barbering is becoming a more demanding program that serves underserved and minority students

What happens if this project is not funded by the State?

Clover Park will not be able to move forward with accommodating students in this high demand area

What is the desired solution?

For this to be funded for a full remodel to promote program growth

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001094

SubProject Title: Clover Park Technical College 2

What benefit will this project provide the college?

Much needed FTE's

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 20 additional students a quarter

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, this program is directly intended for underserved and underrepresented students

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? This promotes new program growth and turns what is currently a storage space into a functioning program space.

Cost Summary:

Consultant/AE services

Design \$78,000

Construction (MACC) \$650,000

Equipment \$270,000

Contingency \$52,000

Sales Tax \$65,000

DES fee (for non-state funding)

Total Cost \$1,115,000

Funding Summary:

State Appropriation

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

This project is a continuation of the Center for Entrepreneurship and Innovation begun as a minor program improvement in the 2023-25 biennium. At the beginning of the project, Edmonds College engaged the services of an A&E firm to divide the overall project into a logical series of phases over several biennia that will help the center develop capacity and serve



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Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001095

SubProject Title: Edmonds Community College 2

students in such a way that it can be completed within the parameters of the Minor Program Request process and not negatively impact students currently enrolled in the program.

The first phase of the project included the construction of a welcome area, design studio and improvements to the Woodshop including upgrades to the electrical system and dust collection system.

The second phase of the project will include additional improvements to the design studio and welcome lounge including upgrade restroom and kitchen space, as well as addition of storage space that will become increasingly critical as the college's academic programs in robotics, automation and engineering continue to develop and add new equipment and emerging technologies to help students become more competitive as they enter the workforce or upskill to meet current industry demands.

Edmonds College provides a navigable path for design, fabrication, and innovation. Monroe Hall's existing metal shop, composites lab, prototyping lab, and other resources create unique learning opportunities for students to put concepts into action. However, the College's vision for applied sciences, engineering, and entrepreneurship has grown to exceed Monroe Hall's current capacity. Edmonds College's current space limitations are an obstacle to the College's academic and community offerings.

Edmonds College is expanding its academic programs in Applied Sciences, Robotics and Automation, Robotics and Artificial Intelligence, and Engineering. Monroe Hall in its current state is not adequate to address the systems needs and equipment needs for programs in development as well as the existing programs it has been serving.

Monroe Hall does not provide space to market or distribute the products and services created on site. Students and community members would benefit from an Entrepreneurship Center including work and office space with access to business center tools. Monroe Hall's utility systems are not set up to be flexible. The electrical, water, air, and mechanical capacity is limited and does not provide opportunities for future expansion.

What happens if this project is not funded by the State?

The current academic and community programs operating out of Monroe Hall need expansion. Additional space is required to make existing capacities more functional while also providing for new programs such as Mechatronics and Robotics. Current spaces are cramped and inefficiently laid out which limits the number of participants served and reduces the scope of work possible. The replacement of Monroe Hall is the best alternative to meet the needs of the College. This creates a variety of safety concerns and inefficiencies that will have a negative impact on enrollment and the quality of new and existing programs seeking to utilize Monroe Hall.

What is the desired solution?

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Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001095

SubProject Title: Edmonds Community College 2

Renovation of Monroe Hall expands Edmonds College's reach bringing students and faculty closely together with entrepreneurial and industrial communities. The updated facility will provide a project-based, collaborative learning place where the interaction of ideas, testing, making, and refinement offers a productive environment for students and the community. The building will offer startup space, hands-on shop space, project areas, a computer laboratory, collaborative studio space, instructional spaces, and social spaces closely modeling private sector innovative industrial spaces. An exhibit space, and entry lobby will welcome College, industry, and entrepreneurial communities.

In addition, Monroe Hall needs a convenient storage solution external to the building for projects, equipment, and materials that do not fit in the envelope of the building as well as improved signage and exterior lighting.

Monroe Hall will be redesigned for the kinds of flexibility and change that optimize student experience and the needs of the community to innovate at various scales and meet 21st century challenges. A facility that can be arranged and rearranged to accommodate alternative processes to foster both creativity and safety. The proposed renovation removes barriers to entrepreneurial development and offers a forward-looking, inclusive, and collaborative space borrowing from LEAN manufacturing practices now common in industry. Social encounters, learning, designing, making, and presenting all merge in the reimagined Monroe Hall.

What benefit will this project provide the college?

The continuation of the development of the Center for Entrepreneurship and Innovation will provide Edmonds College with the following benefits:

### 1. Connect students to industry

The infrastructure, equipment, organization, and space provided by Monroe Hall do not meet industry standards. As the College seeks to prepare students for dynamic careers and support community entrepreneurs, adaptable spaces for updated technologies are more important than ever. Up-to-date fabrication space will allow local industry professionals to partner with students for mutual benefit.

### 2. Connect the community to the College

The College seeks to provide a space that serves the community as well as its students. Monroe Hall does not present community members a welcoming introduction to its fabrication spaces. A visible, inviting, and accessible structure will bring awareness to the College and its community offerings.

### 3. Support innovation

To support stakeholders in career development, the College must provide resources for entrepreneurial pursuits. The College does not currently have spaces that serve this purpose. By locating entrepreneurial spaces adjacent to design, fabrication, and prototyping spaces, stakeholders will be able to collaborate across disciplines, creating intentional but metaphorical collisions of ideas, innovation, and inspiration.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001095

SubProject Title: Edmonds Community College 2

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 233 by project completion

Will this project improve access to underserved or underrepresented students? If yes, explain.

The creation of a Center for Entrepreneurship and Innovation will open new pathways for non-traditional students as well as other underserved groups with ideas for products and businesses to utilize the services provided at Monroe Hall. The Center will be focused on lowering barriers to entry such as access to equipment, storage space and office space so students and alums with limited economical means can compete on a more equitable footing with other entrepreneurs in bringing their product from an idea to a tangible product or service.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project meets the College's goals of Embracing Disruptive Technologies to be Future Ready by providing a space that is flexible enough to allow for new and emerging technologies to be added in a safe and logical manner while still providing space where existing technologies can be used for rapid prototyping of new products.

This project also meets the goal of Community Engagement by providing space for community members to come in and learn to use equipment to bring their vision of product ideas to reality through creating a tangible and marketable product, and also provides a space where Edmonds College students and alums can showcase their product ideas and prototypes to potential investors from the community.

Cost Summary:

Consultant/AE services 30000

Design 60000

Construction (MACC) 300000

Equipment 20000

Contingency 40000

Sales Tax 31,800

DES fee (for non-state funding)

Total Cost 481,800

Funding Summary:

State Appropriation

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001096

SubProject Title: Edmonds Community College 3

### Project Summary

Minor Works - Program

### Project Description

What is the problem? Why is this project necessary?

Olympic Hall is a 2500 square foot building built in 1976 and purchased by the college in 2011. It was used as a Facilities Management Office until 2021, when the Facilities Department moved out and the building was redesignated as the Student Resources Hub.

In this capacity, the building now houses a food and clothing pantry on the bottom floor, counseling services and a 211 operator on the top floor all designed to serve students in times of crisis and help them overcome challenges and persist in school until they finish their academic program.

There are several problems with the building. While the envelope is sound and had both the exterior finishes and roof redone within the past 5 years, there has never been a concerted effort to upgrade interior finishes. There are known asbestos issues throughout the first floor, damaged wood paneling on the walls and casework, and the utilities are inadequate for the services currently provided in the building.

In addition to those issues, the building is in need of a dedicated HVAC system, lighting upgrades and improved plumbing fixtures with proper water pressure to ensure the comfort of building occupants as well as improved electrical infrastructure to allow for proper operation of food storage appliances for the food pantry.

Lastly, students and employees with mobility challenges are unable to access counseling services located on the second floor and must make arrangements to meet elsewhere on campus.

What happens if this project is not funded by the State?

If the project is not funded by the state, the services conducted in the building will continue as best they can but will face continuous and worsening challenges as the facility continue to age. The center also will continue to face challenges providing counseling and resource referrals to students with mobility impairments.

What is the desired solution?

The desired solution will be to work with an A&E firm to create a biddable set of documents to upgrade the Student Resources Hub to provide the level of services that will help students persist in college to degree completion. This will include a complete upgrade of interior finishes, casework, utilities and HVAC. Abatement of HAZMAT and addition of ADA accommodations to make all services accessible to all students.

What benefit will this project provide the college?

This project will benefit Edmonds College by providing a safe and comfortable space where students can seek assistance meeting basic needs such as food, clothing and shelter.

Will this project increase access or improve utilization? (Yes/No) No

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001096

SubProject Title: Edmonds Community College 3

If yes, please specify the Net Change in FTE capacity. N/A

Will this project improve access to underserved or underrepresented students? If yes, explain.

This project will make much needed improvements to the Student Resource Hub which is integral to the access and success of underserved and underrepresented students. The college has provided space where these students can meet a wide variety of needs under one roof, but the facility is in desperate need of upgrade to minimize the stigma students may face when seeking services such as a food pantry, clothing and hygiene item assistance and accessing the wide range of community services available to them. Edmonds College welcomes students from underserved and underrepresented communities and strives to provide them with an inclusive, safe and welcoming environment. Upgrading the Student Resources Hub will help the college meet its objective of providing such an environment.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The Student Resources Hub Renovation supports the college's goals in the following ways:

Access: By improving the aesthetics, safety and effectiveness of the Hub, students will be able to better access the services that will help them overcome challenges they face daily that can cause them to have to put their degree plans on hold.

Success: The Student Resource Hub is committed to using every available square foot to the best possible advantage of students in meeting and overcoming challenges. Improvements made to this space will translate into an expansion of programs and services, as well as a morale boost for students facing difficult times.

Community Engagement: The Student Resource Hub is a focal point not only for students in need of support services, but also for community service providers. The college is very proud of the Hub and with an improved facility will be able to better utilize the space allocated for the Hub, and also provide improved space that will attract new services providers to better serve students.

Cost Summary:

Consultant/AE services \$30,728

Design \$40,971

Construction (MACC) \$215,098

Equipment

Contingency \$20,485

Sales Tax \$21,714

DES fee (for non-state funding)

Total Cost \$328,996

Funding Summary:

State Appropriation \$328,996

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001097

SubProject Title: Edmonds Community College 4

Agency Priority: 7

### Project Summary

Minor Works - Program

### Project Description

What is the problem? Why is this project necessary?

Cedar Warehouse was built in 1962 and over the years has served a variety of purposes for both the college and long term renters such as the City of Lynnwood's Police Department and Golf Course. The City of Lynnwood Police Department is in the process of relocating their evidence storage department and detective offices to a new facility, which will revert approximately 10,500 square feet to the college. The college would like to convert this square footage for academic use for the Construction pre-Apprenticeship Program (CAP) but in order to do so, changes will need to be made including refurbishing existing vehicle inspection, evidence and office spaces to classrooms, instructor offices, study spaces and lab spaces equipped to support construction. Improvements will also need to be made to existing utilities to accommodate program equipment used to teach students construction techniques.

What happens if this project is not funded by the State?

If this project is not funded, the space vacated by the Lynnwood Police Department will remain unutilized until a funding source can be found to renovate the former evidence locker and associated spaces. The program will continue to operate out of the Washington Aerospace Training and Research (WATR) Center. This is not optimal for students and inefficient for operations for several reasons: First, the WATR Center is designed and intended for aerospace assembly related classes, which takes spaces away from their intended purpose. Second, the facilities at the WATR Center lack proper dust collection for cleanup from the CAP class. Beside potential clogging of expensive equipment filters, additional time is required for clean up, taking training time away from students. Third, the WATR Center is located 9 miles away from Edmonds College's main campus which creates logistical challenges for Construction Apprenticeship Program students needing services offered on the main campus. The CAP program is offered tuition free to students with the intention of increasing diversity in the trades. By removing the financial barrier, students who may otherwise not be able to afford the program, are given an opportunity for living wage jobs with job advancement. Therefore, the CAP students tend to need access to additional resources than other students.

In addition, if this project is not funded the college will have to wait until an alternate funding source can be identified which will result in the space sitting empty for a potentially significant amount of time which will cause it to deteriorate and will raise the cost of renovation once funding from another source can be obtained.

What is the desired solution?

Renovation of existing space to create a space suitable for academic use including removal of old tenant improvements and upgrading for academic and lab use including new finishes, utilities, casework, hardware and proper dust collection.

What benefit will this project provide the college?

Reconfiguration of the vacated evidence locker space at Cedar Warehouse will provide the college with the opportunity to expand its Construction pre-Apprenticeship Program. This program helps students quickly learn a marketable and in demand skill that can lead to a rewarding career.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 50

Will this project improve access to underserved or underrepresented students? If yes, explain.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001097

SubProject Title: Edmonds Community College 4

This project will improve access for underrepresented students, including formerly justice involved students, non-traditional students and other students who are displaced from the workforce. This program broadens the college's service offering and will help students who are seeking vocational training rather than a traditional academic program to benefit and improve their financial situation and provide a living wage for themselves and their families.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project relates to the college's goal of access by repurposing underutilized space for academic program use dedicated to teaching marketable skills in construction. It also relates to the goal of Community Engagement by creating opportunities for partnerships with organizations who will benefit from products created through the program including housing solutions for people experiencing homelessness.

Cost Summary:

Consultant/AE services

Design

Construction (MACC) \$262,500

Equipment

Contingency \$25,000

Sales Tax \$26,500

DES fee (for non-state funding)

Total Cost

Funding Summary:

State Appropriation \$314,000

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The Bremerton campus has outdated and non-functional signage, including informational reader boards, campus maps and non-existent ADA travel path directions.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001100

SubProject Title: Olympic College 2

What happens if this project is not funded by the State?

Facilities will make repairs as available in the maintenance budget until funding for wholesale replacement can be identified.

What is the desired solution?

Replacement of existing signage and installation of additional wayfinding signage including ADA.

What benefit will this project provide the college?

Improved information distribution to students and the community, improving wayfinding around the campus.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain.

There is limited to no ADA wayfinding on the campus. It is not always clear where the compliant path of travel or building entrance is located.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Improving access to underserved students, improved communication with students and the community.

Cost Summary:

Consultant/AE services 8,000

Design

Construction (MACC) 15,000

Equipment 32,000

Contingency 5,300

Sales Tax 4,700

DES fee (for non-state funding)

Total Cost \$65,000

Funding Summary:

State Appropriation \$65,000

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**



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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001101

SubProject Title: Peninsula College 2

What is the problem? Why is this project necessary? Lack of HVAC in the C building Fabrication side 2nd floor. This area has meeting spaces for Faculty and staff. These areas have to run heaters in the winter and fans in the summer to offset temperatures.

What happens if this project is not funded by the State? The heating and cooling issues will continue and we will have to have the plug in options available to staff.

What is the desired solution? To add additional HVAC to the building to offset the need for heaters and fans.

What benefit will this project provide the college? Safer working spaces and with meeting rooms that have the ability to set the temperatures within the room.

Will this project increase access or improve utilization? (Yes/No) no

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain. No

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? The Facilities masterplan has a strategic goal / objective to address existing facility issues including HVAC inadequacies.

Cost Summary:

Consultant/AE services

Design

Construction (MACC)

Equipment

Contingency

Sales Tax

DES fee (for non-state funding)

Total Cost 300.000

Funding Summary:

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001101

SubProject Title: Peninsula College 2

- State Appropriation
- Local Funding (specify account)
- Other (specify source)
- Total Funding 300,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

There are accessibility deficiencies in the existing level 4 restrooms in the Cascade Building. Deficiencies range from sink heights, to toilet partition door operation, obstructions in the path of travel and toilet position within compartments. The previous restroom conversion was on level 3, which supported the main entrance to the Cascade building and the campus Student Welcome Center. The level 4 restroom supports the Campus Library and Campus Cafeteria. The College also has a desire to convert all restroom facilities to gender neutral. In addition to the deficiencies the finishes in these restrooms are beyond their service life.

What happens if this project is not funded by the State?

The college has at its core mission Equity, Diversity & Inclusion. Allowing these critical facilities to be out of compliance is contrary to the mission, values and core themes of Pierce College. The college is also at risk for Office of Civil Rights compliance violations. These aged facilities will also continue to deteriorate and increase maintenance operating costs.

What is the desired solution?

Demolish the existing plumbing fixtures, toilet partitions, toilet accessories, electrical devices, ceiling finishes and wall board to expose studs. Where necessary, adjust plumbing and carriers to provide correct in-compartment toilet to wall clearances. Install new toilet fixtures, full height toilet partitions, sinks, toilet accessories, install new wall board, wall and floor tile and replace ceiling finishes and electrical fixtures. Provide new ADA compliant restroom signage.

What benefit will this project provide the college?

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001102

SubProject Title: Pierce College Fort Steilacoom 2

This renovation will increase the access to ADA compliant restrooms in this high-profile location. It will increase access to gender neutral facilities within the core of campus activities, thereby enhancing the college's mission to provide equitable facilities for the entire campus community.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, will improve ADA access. Will also create space for those where access to gender neutral restrooms is available, vice hunting for where there is a private restroom for their needs.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project has no effect on the facilities master plan as it utilizes existing square footage. This project supports the college's Strategic Plan by improving access to equitable services.

Cost Summary:

Consultant/AE services 0

Design \$78,400

Construction (MACC) \$392,000

Equipment 0

Contingency \$39,200

Sales Tax \$39,600

DES fee (for non-state funding) 0

Total Cost \$549,200

Funding Summary:

State Appropriation \$549,200

Local Funding (specify account) 0

Other (specify source) 0

Total Funding \$549,200

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001103

SubProject Title: Pierce College Fort Steilacoom 3

### Project Summary

Minor Works - Program

### Project Description

What is the problem? Why is this project necessary?

The Milgard Child Development Center (CDF) does not have an existing generator or Automatic Transfer Switch (ATS). At times of power interruption, the CDF will need to shut down and require the immediate pick up of children. Parents who predominately work for, or attend classes at Pierce College, need to immediately leave their job to pick up their children, creating a work and college service continuity impact to the College. Meal services are provided at this location and food stock is stored in refrigerators and freezers. Loss of food occurs when there is a loss of power, which is up to several thousand dollars for each event, one week of supplies.

What happens if this project is not funded by the State?

The College and the Child Development Center will continue to see interruptions during a loss of power. Departure of working parents impacts college work and services continuity.

What is the desired solution?

The Milgard Child Development Center (CDF) does not have an existing generator or Automatic Transfer Switch (ATS). A new generator, ATS, transformer, and panel are required to feed the Independent Distribution Frame (IDF) equipment, lighting, and food storage refrigerator/freezer from generator. The existing electrical room and IDF Room do not have space to fit all this equipment. The generator, ATS, transformer, and panel will all need to be located outside. Trenching will be required to provide connection from the new generator to the new ATS.

Two generator circuits are required to feed the IDF equipment in the CDF building.

Cutting, patching, painting, and ceiling tile removal will be required to feed the building's IDF equipment that requires generator power.

There is no room inside the Child Development Center, and this would be built outside. Adjacent to the Child Development Center is the International House, which is approximately the same sized facility. The Emergency Generator would be placed between these two buildings, and connecting the International House to the Emergency Generator will also support its lights and IDF inside.

What benefit will this project provide the college?

This will allow the Child Development Center to continue operating to the end of the work day, and not require immediate pick up of children. This will preserve food stock in cooled storage. By supporting working parents, this enhancing the college's mission to provide equitable facilities for the entire campus community.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001103

SubProject Title: Pierce College Fort Steilacoom 3

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, allows for students that have child care needs to drop of their child at this facility so that they can attend classes on the same campus. This allows them the opportunity to pursue their college goals and provide for a safe environment for their child.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project has no effect on the facilities master plan as it utilizes existing square footage. This project supports the college's Strategic Plan by improving access to equitable services.

Cost Summary:

Consultant/AE services 0

Design \$20,500

Construction (MACC) \$102,300

Equipment 0

Contingency \$10,200

Sales Tax \$10,300

DES fee (for non-state funding) 0

Total Cost \$143,300

Funding Summary:

State Appropriation \$143,300

Local Funding (specify account) 0

Other (specify source) 0

Total Funding \$143,300

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001104

SubProject Title: Pierce College Puyallup 1

The Brouillet Library/Science Building is in need of minor space improvements in order to improve general instructional space as well as to provide specific upgrades and modifications to the Library and Science laboratories/classrooms.

With the change in instruction during the pandemic, there is a need for continued remote instruction. However there continues to be a desire for traditional in-person instruction. This will create hybrid classrooms where both in-person and remote instruction is occurring in the same classroom.

Improvement efforts are necessary to provide updated, technologically capable and efficiently configured instructional spaces to support college programs and provide an appropriate learning environment for students. Enhanced flexibility of space and technology improvements will provide benefits throughout the curriculum.

What happens if this project is not funded by the State?

Without these minor renovations, the continued upgrade of instructional spaces cannot keep pace with the needs of current instructional methodology and technology or for the need to ensure sufficient student service support. This will continue to strain the College's ability to provide an appropriate educational environment for students.

What is the desired solution?

Create hybrid classrooms. This will require space modifications to improve seating, equipment for remote instruction, accessibility of use, study arrangements, classroom environment and student service delivery.

What benefit will this project provide the college?

Reconfiguration of spaces in the Brouillet Library/Science Building, will make better use of instructional space and provide increased support to students. Existing classroom space will be reconfigured to better accommodate several programs. Overall, improved flexibility of use of instructional spaces will provide a direct benefit to instructors in extending their ability to introduce innovative teaching techniques and delivery of educational material. This will provide a more positive, effective and appropriate learning environment for both students and faculty.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001104

SubProject Title: Pierce College Puyallup 1

Yes, allows for students that need the differing modes of instruction, remote or grounded classes, the flexibility and thereby have an opportunity to make attending classes align with their personal schedules.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

These minor improvements will directly support the College's goal to provide an effective academic environment for students seeking transfer opportunities, readiness for the workforce and in basic literacy. From the standpoint of facility support and maintenance, the project will provide better, more flexible and more efficiently operated spaces that will reduce long-term operating costs. The project is in keeping with the College's Facilities Master Plan for addressing both immediate and long-term capital needs. This also complies with the Pierce College District Expected Outcomes Policies by providing improved access to comprehensive offerings and to provide quality, relevant learning.

Cost Summary:

Consultant/AE services 0

Design \$91,200

Construction (MACC) \$371,000

Equipment \$85,000

Contingency \$45,600

Sales Tax \$46,100

DES fee (for non-state funding) 0

Total Cost \$638,900

Funding Summary:

State Appropriation \$638,900

Local Funding (specify account) 0

Other (specify source) 0

Total Funding \$638,900

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001105

SubProject Title: Pierce College Puyallup 2

What is the problem? Why is this project necessary?

The Garnero Child Development Center (CDP) does not have an existing generator or Automatic Transfer Switch (ATS). At times of power interruption, the CDP will need to shut down and require the immediate pick up of children. Parents who predominately work for, or attend classes at Pierce College, need to immediately leave their job to pick up their children, creating a work and college service continuity impact to the College. Meal services are provided at this location and food stock is stored in refrigerators and freezers. Loss of food occurs when there is a loss of power, which is up to several thousand dollars for each event, one week of supplies.

What happens if this project is not funded by the State?

The College and the Child Development Center will continue to see interruptions during a loss of power. Departure of working parents impacts college work and services continuity.

What is the desired solution?

The Garnero Child Development Center (CDP) does not have an existing generator or Automatic Transfer Switch (ATS). A new generator, ATS, transformer, and panel are required to feed the Independent Distribution Frame (IDF) equipment, lighting, and food storage refrigerator/freezer from generator. The existing electrical room and IDF Room do not have space to fit all this equipment. The generator, ATS, transformer, and panel will all need to be located outside. Trenching will be required to provide connection from the new generator to the new ATS.

Two generator circuits are required to feed the IDF equipment in the CDP building.

Cutting, patching, painting, and ceiling tile removal will be required to feed the building's IDF equipment that requires generator power.

What benefit will this project provide the college?

This will allow the Child Development Center to continue operating to the end of the work day, and not require immediate pick up of children. This will preserve food stock in cooled storage. By supporting working parents, this enhancing the college's mission to provide equitable facilities for the entire campus community.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, allows for students that have child care needs to drop of their child at this facility so that they can attend classes on the



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**SubProjects**

SubProject Number: 40001105

SubProject Title: Pierce College Puyallup 2

same campus. This allows them the opportunity to pursue their college goals and provide for a safe environment for their child.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project has no effect on the facilities master plan as it utilizes existing square footage. This project supports the college's Strategic Plan by improving access to equitable services.

Cost Summary:

Consultant/AE services 0

Design \$15,000

Construction (MACC) \$75,300

Equipment 0

Contingency \$7,500

Sales Tax \$7,600

DES fee (for non-state funding) 0

Total Cost \$105,400

Funding Summary:

State Appropriation \$105,400

Local Funding (specify account) 0

Other (specify source) 0

Total Funding \$105,400

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

Mandatory Relocation of the Veteran's Center

Due to the impending demolition of Baker Hall, the college has had to relocate the Veteran's Center from Baker to Rainier Hall. There were very limited options as to where the Veteran's Center could be relocated due to the square footage required to accommodate this program. While Rainier Hall has more square footage than Baker, what was gained in size was lost in

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Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001156

SubProject Title: Everett Community College 2

private office space conducive to confidential meetings with students, a snack and hydration area for students to replenish during study time, and a welcoming waiting/lobby area. The Veteran's Center maintains its own student files on site which requires a secure office large enough for file drawers and space for visiting auditors. In addition, the proposed space in Rainier was recently vacated by the tutoring center that moved over to EvCC's newest building, the Cascade Learning Resource Center. Upon the vacation of this space, the need for, at minimum, modest updates to flooring, lighting, thermostats, HVAC, heating, and windows became alarmingly evident.

### Lack of Accessibility & Visibility

Due to the aging and failing HVAC system, Baker Hall, built in 1961 has been vacant of occupants, (except the Veteran's Center) since the pandemic. Other aging or inaccessible components of the building are the exterior elevator and restrooms. The elevator often fails and has to be brought offline for repairs, or the emergency phone doesn't work. This is a major barrier for students who require an elevator to access the Veteran's Center which is on the second level. The restrooms are located on the first level so a student who is accessing services in the Veteran's Center on the second level then has to traverse back down the elevator or the stairs to get to the restrooms.

The Veteran's Center, being the only program operating out of Baker for so long, and situated on the second level with no real campus landmarks or signage, does not have great visibility. The move to Rainier positions the Veteran's Center on the Northeast corner of the building with large windows looking out onto Parks Student Union. Pedestrians may come from all corners of campus and converge on both Rainier and Parks which are joined by a pathway, creating a natural synergy between these student-facing programs. The new location also co-locates this program with Advising and the Bridges Center.

This project complements the work already taking place in the 2023-2027 biennium to bring student-facing programs together in a logical and accessible manner on campus. The first level of Rainer Hall is connected by a pathway to the first level of Parks Hall – where Trio, Mesa, and the Diversity & Equity Center will be housed. Funding support will allow EvCC to put meaningful work into the Veteran's Center and mitigate some of the haste felt by the mandatory move out of Baker Hall.

What happens if this project is not funded by the State?

The Veteran's Center would unfortunately have to operate in Rainier Hall as-is. EvCC could make minor upgrades over time but not to the extent possible with the proper funding.

What is the desired solution?

The Veteran's Center will have the proper amount of staff/student meeting spaces, a welcoming and comfortable place for students to decompress and re-energize, ample study space, a secure office for student files and greater visibility on campus.

What benefit will this project provide the college?

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**SubProjects**

SubProject Number: 40001156

SubProject Title: Everett Community College 2

- ? Improve accessibility for Student Veterans – eliminating the need for elevator or stair use for both the Veteran’s Center and the restrooms (restrooms in Rainier located on first level, just outside of the Veteran’s Center space).
- ? Greater visibility and connection to other student-facing programs - Advising, and the Bridges Center.
- ? Provide a welcoming and more inclusive atmosphere in the Veteran’s Center.

Will this project increase access or improve utilization? (Yes/No) Yes – access to VA & connected student-facing programs  
If yes, please specify the Net Change in FTE capacity. 2%-5%

Will this project improve access to underserved or underrepresented students? If yes, explain.  
Yes – Physical location improves access, upgrades/updates to interior spaces improves service delivery.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

\*Master Plan:

Everett Community College intends to apply consistent standards for design and development throughout the campus as the college grows. The Master Plan goal is to establish, develop and maintain a responsive, innovative, and sustainable physical environment that promotes excellence, diversity, and professional and personal growth.

Everett Community College intends to apply consistent standards for design and development throughout the campus as the College grows. The Master Plan goal is to establish, develop and maintain a responsive, innovative and sustainable physical environment that promotes excellence, diversity and professional and personal growth.

\*Strategic Plan:

Priority 1 of EvCC’s Strategic Plan is Belonging.

The minor works projects align with the college’s strategic plan by creating spaces to meet the program needs of the college to create an atmosphere to expand equitable access and opportunities for all students to learn. Creating accessible and visible space for the Veteran’s Center will assist with Priority 1 of our strategic plan by creating a sense of belonging and Priority 2 of building intentional and supportive environments for students by providing equitable access.

\*Institutional Goals:

EvCC’s goals include increased enrollment through the implementation of the strategic plan with an emphasis on diversity, equity, and inclusion.

Cost Summary:

Consultant/AE services \$75,000

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**SubProjects**

SubProject Number: 40001156

SubProject Title: Everett Community College 2

- Design \$220,100
- Construction (MACC) \$595,000
- Equipment \$65,150
- Contingency \$98,150
- Sales Tax \$91,600
- DES fee (for non-state funding) \$00.00
- Total Cost \$1,145,000
- Funding Summary:
- State Appropriation \$1,145,000
- Local Funding (specify account) \$00.00
- Other (specify source) \$00.00
- Total Funding \$1,145,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The Military and Veterans Programs offices, counseling rooms and student spaces are located in one of the oldest buildings on the Bremerton campus. Veterans programs often serves wheelchair users and not all spaces are up to ADA code. Upgrades to doors, restrooms and common spaces are needed. Lighting levels are inadequate and not the latest LED fixtures. Asbestos containing materials remain on the floor and ceiling in many spaces and we would like to abate and update finishes. A private advising office space is desired to replace partial height cubicle walls.

What happens if this project is not funded by the State?

The college will continue to make minor repairs and updates from our maintenance budget but larger work such as asbestos abatement will be deferred until more substantial funding is available.

What is the desired solution?

Hazardous materials abatement, ADA upgrades, new office construction, lighting upgrades, upgraded finishes.

What benefit will this project provide the college?

The upgrades will provide a more welcoming and accessible environment for our military and veteran student population. It will provide for more confidentiality between staff and students for counseling.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain.

The improvements will boost access to students with physical disabilities by better compliance with ADA code. These upgrades improve services and study/socializing environments for our military veteran students.

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Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001158

SubProject Title: Olympic College 3

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?  
Olympic College being located in Bremerton near the Naval Shipyard and other Navy facilities around Kitsap County, we see serving students in the military and that are military veterans as critical to our mission. We want to continue and build on our investments and connections with this student population and in our broader community. Improving the spaces dedicated to the Military and Veteran programs demonstrates our commitment.

Cost Summary:  
Consultant/AE services 45,000  
Design  
Construction (MACC) 400,000  
Equipment 40,000  
Contingency 21,000  
Sales Tax \$44,000  
DES fee (for non-state funding)  
Total Cost \$550,000  
Funding Summary:  
State Appropriation \$550,000  
Local Funding (specify account)  
Other (specify source)  
Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?  
The Bremerton campus fiber cabling data infrastructure is aged and approaching end of life. With a new Innovation and Technology Learning Center major capital project scheduled for 2025-27, increased data needs for the campus for long term stability and growth are needed.

What happens if this project is not funded by the State?  
The college will continue to make minor repairs and updates from our maintenance budget but larger work such as a full system replacement will be deferred until funding becomes available.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001160

SubProject Title: Olympic College 4

What is the desired solution?

Evaluation of the existing data backbone and distribution and recommended fiber cabling replacement.

What benefit will this project provide the college?

Improved data capacity, speed and most importantly, reliability of the campus network.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain.

All students will benefit from a robust and reliable campus network.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Continuing investments in technology, as well as supporting the ongoing popularity of distance and hybrid online classes require ongoing maintenance and upgrades of our data infrastructure.

Cost Summary:

Consultant/AE services 15,000

Design

Construction (MACC) 120,000

Equipment 39,000

Contingency 10,100

Sales Tax \$15,900

DES fee (for non-state funding)

Total Cost \$200,000

Funding Summary:

State Appropriation \$200,000

Local Funding (specify account)

Other (specify source)

Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

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Project Title: Minor Works - Program Improvements (25-27)

## SubProjects

SubProject Number: 40001162

SubProject Title: Olympic College 5

The theater space in building 7 has poor audio and limited video capability. The original sound system is failing and the speakers need replacement. The video recording system is no longer functional. If budget allows, stage lighting upgrades would provide more options for performances.

What happens if this project is not funded by the State?

The college will continue to make minor repairs and updates from our maintenance budget but larger work such as a full system replacement will be deferred until funding becomes available.

What is the desired solution?

Evaluation of the sound/video system by professional consultants, replacement of the speakers, a new video recording system. Ideally new tracking stage lights.

What benefit will this project provide the college?

The theater is a beautiful and much utilized space on the Bremerton campus. It is one of the few high capacity venues on campus used for music, theater and video classes, performances, presentations and large scale meetings. Improved audio, video and lighting will allow better optimization and beneficial use of the space.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 0

Will this project improve access to underserved or underrepresented students? If yes, explain.

The proposed project will improve the theater experience for all students. Improved audio clarity and volume may benefit students with impaired hearing. Improvements may include updated audio transcription/closed captioning systems.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The addition of the theater space to the Bremerton campus was a critical point in the prior master plan and this project furthers our ongoing investment in this valuable asset. Promoting our arts and humanities programs that utilize this space is part of our institutional goals of providing a variety of academic pathways to our students.

### Cost Summary:

Consultant/AE services 15,000

Design

Construction (MACC) 11,000

Equipment 125,000

Contingency 10,400

Sales Tax \$13,600

DES fee (for non-state funding)

Total Cost \$175,000

### Funding Summary:

State Appropriation \$175,000

Local Funding (specify account)

Other (specify source)

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001162

SubProject Title: Olympic College 5  
Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The enduring popularity of remote and hybrid online classes has led the college to seek to improve the quality of the remote learning experience by providing specialized spaces and equipment for instructors and students. The "Zoom Rooms" that the college has already implemented have been very well received and are in high demand. Additional Zoom Rooms at our branch campuses and increasing our capacity in Bremerton will allow greater service to our students.

What happens if this project is not funded by the State?

No new hybrid learning space upgrades will occur until other funding sources are identified.

What is the desired solution?

Purchase and installation of equipment to create up to six new remote/hybrid learning spaces.

What benefit will this project provide the college?

Improved quality of remote and hybrid instruction which is in demand with a certain number of students who are unable to attend in-person courses.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Unknown at this time

Will this project improve access to underserved or underrepresented students? If yes, explain.

Students who are in more remote locations that find it unaffordable or inconvenient to commute to campus as well as students with childcare challenges and other non-traditional students can benefit from remote learning. This project enhances the remote learning experience and may increase remote course offerings that will benefit these students.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Continuing investments in technology, as well as supporting the ongoing popularity of distance and hybrid online classes enable us to better serve a variety of students.

Cost Summary:

Consultant/AE services 0

Design



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001164

SubProject Title: Olympic College 6

- Construction (MACC) 0
- Equipment \$264,000
- Contingency \$9,600
- Sales Tax \$26,400
- DES fee (for non-state funding)
- Total Cost \$300,000
- Funding Summary:
- State Appropriation \$200,000
- Local Funding (specify account)
- Other (specify source)
- Total Funding

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary? SE road on main campus is unusable due to bad conditions(mud) Can't make deliveries, walk and there is no ADA access. To allow safe deliveries to Maier Hall and to allow access to the SE corner of our campus for all.

What happens if this project is not funded by the State? Accessibility will remain the same and we will have to navigate the bad conditions.

What is the desired solution? To connect the roads on both sides of Maier Hall connecting the SE corner to the rest of campus improving accessibility.

What benefit will this project provide the college? Allows accessibility to the SE corner of main campus for students and faculty and to allow safer deliveries.

Will this project increase access or improve utilization? (Yes/No) yes

If yes, please specify the Net Change in FTE capacity. 0

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001166

SubProject Title: Peninsula College 3

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, this will allow access to SE corner of campus for ADA accessibility as well as physical accessibility to the space.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals? This relates to the facility masterplan through accessibility as this project increases accessibility in multiple ways. Deliveries, ADA access, connectivity of our road system. It also ties in with FMP design philosophy of "enhancing pedestrian and vehicular movement throughout campus."

Cost Summary:

Consultant/AE services

Design

Construction (MACC)

Equipment

Contingency

Sales Tax

DES fee (for non-state funding)

Total Cost 323,000

Funding Summary:

State Appropriation yes

Local Funding (specify account)

Other (specify source)

Total Funding 323,000

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The College acquired the site adjacent to Sound Transit Station as part of a land swap initiated by the State. As part of the acquisition agreement, the College is to activate the space as a campus arrival point for students. The existing undeveloped site is an abandoned parking lot behind a chain-link fence. The project is necessary to both address the acquisition agreement, and to create a student/visitor friendly arrival point to campus. This project will also improve the physical environment and assist the college in achieving its community building and enrichment agenda with internal and external

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001168

SubProject Title: Seattle Central College 2

stakeholders, including staff, faculty, students, and community partners.

What happens if this project is not funded by the State?

The College will not be in compliance with the agreement and the empty site will be an attractive nuisance for detrimental activities. Hence, the site will continue to be frequented and misused by transient members of the unhoused community within the Capitol Hill community. The perpetuity of this situation could lead to a critical mass occupation of the space by unhoused individuals, which would threaten the College ability to provide a safe and clean learning environment for students, as well as impact the Colleges' reputational capital with its partners.

What is the desired solution?

The college wishes to create a pedestrian friendly arrival point to the campus that has (due to the opening of the transit station) become the main entry to our campus. This project will enhance our physical environment, providing a space where students could gather for outdoor activities, a cornerstone for their holistic wellbeing and academic success.

What benefit will this project provide the college?

The college will be following through on the agreement made with Sound Transit as part of the land swap. This project provides an opportunity for a pedestrian-friendly arrival point where a fenced, vacant lot currently exists. By activating the space, the project contributes to improving our physical environment and reducing the transient activities in the area, while maintaining our reputation with external partners.

Will this project increase access or improve utilization? (Yes/No)

No.

If yes, please specify the Net Change in FTE capacity.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes. Although the North Campus Site Activation project does not have a direct access objective, activating the space will provide a more welcoming physical environment and increase the visibility of the College, accessible to a variety of demographic groups that could contribute to creating access to underserved students.

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How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The campus facilities master plan identifies this location for development as a Campus District Gateway. It identifies enhancements such as pedestrian amenities, lighting improvements, green space, art, bicycle parking. Undertaking this project will demonstrate our commitment to achieving the prescriptions of the facilities master plan while also contributing to other institutional goals and objectives (e.g., community building and enhancement; activating campus spaces, dedicating resources for safe and clean learning environment, pursuing strategic partnerships that serves our students and community needs, etc.).

Cost Summary:

Consultant/AE services \$ 30,000

Design \$ 45,262

Construction (MACC) \$ 334,397

Equipment \$ 10,000

Contingency 10% \$ 33,440

Sales Tax 10.25% \$ 37,703

DES fee (for non-state funding) \$ 0

Total Cost \$ 490,802

Funding Summary:

State Appropriation \$ 490,802

Local Funding (specify account)

Other (specify source)

Total Funding \$ 490,802

Please explain any difference between the Total Cost and Total Funding.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001168

SubProject Title: Seattle Central College 2

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The Skagit Valley College has several buildings on campus, such as Ford Hall, our East Campus Building and the Connite House building that have square footage that is either unusable due its current poor condition or undesirable for use due to its space programming and architectural design. The College would like to complete a series of small targeted renovations of these buildings to improve, update and modernize approximately 24,931 sf of existing space in these buildings that we are unable to effectively utilize now.

What happens if this project is not funded by the State?

These spaces and this valuable square footage will continue to be underutilized or not used at all.

What is the desired solution?

The proposed solution is to complete these renovation projects and convert the 24,931 sf of underutilized space to functional and desirable spaces for a variety of academic support and administrative support related programs.

What benefit will this project provide the college?

The project will convert 24,931 sf of underutilized and inefficiently programmed space in to space that can be used.

Will this project increase access or improve utilization? (Yes/No) Not specifically for direct

If yes, please specify the Net Change in FTE capacity. FTE generation

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, As an aspiring Hispanic Servicing Institution, Skagit Valley College is striving to expand access and support services to the Hispanic communities in Skagit and Island Counties. Our hope is to house administrative support, college advancement and community outreach related programs in a portion of the space that we plan to renovate. It is hoped that by doing this we will be able to expand and enhance our outreach services to this portion of our underserved population.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The East Campus Building has a FCS condition score of 383 and the condition description is "needs Improvement/Renovation". Ford Hall is identified in our 15 year Master Plan as in need of renovation and some spaces in this building will benefit from this project. The project will enhance the institutional goal of becoming a Hispanic Serving Institution as part of our Equity in Access and Achievement strategies identified and described in our strategic plan.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001170

SubProject Title: Skagit Valley College 2

Cost Summary:

Consultant/AE services Included in Design

Design \$94,000.00

Construction (MACC) \$730,000.00

Equipment na

Contingency \$73,000.00

Sales Tax \$72,270.00

DES fee (for non-state funding) \$1,600.00

Total Cost \$970,870.00

Funding Summary:

State Appropriation \$970,870.00

Local Funding (specify account) \$80,821.00 account: 147

Other (specify source) na

Total Funding \$1,051,691.00

Please explain any difference between the Total Cost and Total Funding.

This is one of two Minor Program requests for Skagit Valley College our total Minor Program allocation is expected to be \$1,333,000.00.

We can see that an addition of \$80,821.00 in local funding will be needed to complete the planned remodel project that we have identified. This is based upon the cost estimate we have received from our Campus Architect for the renovation projects we wish to complete.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The automotive program at SCC is the strongest enrolled program at this campus. It produces graduates that can immediately enter the industry as highly skilled technicians. However, the Automotive building does not have a computer lab or testing center that can be utilized by the program to proctor ASE Certification exams. This space would be highly valuable to the program as students would not have to leave this specialized facility for testing at another location.

What happens if this project is not funded by the State?

The program will continue to struggle with students not having the ability to experience the synergy created by testing within the Automotive facility and maintain a level of difficulty in the logistics of testing these students.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001172

SubProject Title: Spokane Community College 2

What is the desired solution?

Redesign a classroom to facilitate student testing within the Automotive building.

What benefit will this project provide the college?

The program will be able to accommodate certification testing in very close proximity to their learning environment. This is a very desirable solution that will play a direct role in student success.

Will this project increase access or improve utilization? (Yes/No)

Yes

If yes, please specify the Net Change in FTE capacity.

No Change in FTE

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, the design of the spaces shall incorporate up-to-date ADA standards as well as support advanced outreach and recruiting of traditionally underrepresented demographics.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project will directly support the SCC Mission and Goals by providing all students with an excellent education that transforms lives and expands their opportunities. The project will also help to directly prepare students to enter the workforce in a timely manner; supporting our community needs in available and sustainable careers with a focus on future industries.

The college strives to provide the services and resources needed for our students to be successful. Strategically, and Rev: 2/13/2024 3

through the master plan, SCC has sought to promote technical and applied sciences, contributing to the communities need for skilled applicants. With the forthcoming Apprenticeship Center, slated for construction funding in either 2025 or 2027, as well as the Allied Health building, slated for funding in 2035, SCC has shown commitment to this goal. This program project follows along with this pursuit of quality educational facilities to support these industries.

Cost Summary:

Consultant/AE services

\$23,900.00

Design

\$31,250.00

Construction (MACC)

\$125,000.00

Equipment

\$87,200.00

Contingency

\$12,500.00

Sales Tax

\$11,250.00

DES fee (for non-state funding)

\$8,900.00

Total Cost

\$300,000.00

Funding Summary:

State Appropriation

\$149,000.00

Local Funding (specify account)

\$151,000.00

Other (specify source)

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001172

SubProject Title: Spokane Community College 2

\$0.00

Total Funding

\$300,000.00

Please explain any difference between the Total Cost and Total Funding.

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 7

**Project Summary**

Minor Works - Program

**Project Description**

What is the problem? Why is this project necessary?

The original wayfinding signage in the identified buildings is outdated and needs to be replaced with the new college standard. Many physical and programmatic changes have occurred in these buildings over the years, rendering the current wayfinding inaccurate and incomplete.

What happens if this project is not funded by the State?

The College does not have adequate local funding to support these improvements. Without capital funding assistance from the State, these much-needed improvements will not happen.

What is the desired solution?

This project will replace the existing wayfinding signage in the identified buildings with the new, bi-lingual college signage standard.

What benefit will this project provide the college?

Replacing the wayfinding signage will reduce confusion for students, increase access for underserved/underrepresented students, and align the wayfinding in these buildings with the current college standard.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Increased access and reduced confusion for all student in these buildings.

Will this project improve access to underserved or underrepresented students? If yes, explain.

Yes, the new signage standard is bi-lingual and will improve access and reduce confusion for our Spanish speaking students.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

IMP: The project is directly linked to section VIII, item 8 Signage of the IMP.

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001174

SubProject Title: Whatcom Community College 2

Strategic Plan: The project addresses Goal 3 (Sustain a Diverse and Inclusive Campus Community to Support Success and Belonging); and Goal 4 (Deliver Educational Experiences that Foster Improved Student Success).

Cost Summary:

Consultant/AE services \$18,600

Design

Construction (MACC) \$102,362

Equipment \$12,338

Contingency \$7,750

Sales Tax \$13,950

DES fee (for non-state funding) \$0

Total Cost \$155,000

Funding Summary:

State Appropriation \$155,000

Local Funding (specify account) \$0

Other (specify source) \$0

Total Funding \$155,000

Please explain any difference between the Total Cost and Total Funding.

**Location**

City: Aberdeen

County: Grays Harbor

Legislative District: 019

City: Auburn

County: King

Legislative District: 047

City: Bellevue

County: King

Legislative District: 041

City: Bellingham

County: Whatcom

Legislative District: 042

City: Bellingham

County: Whatcom

Legislative District: 042

City: Bellingham

County: Whatcom

Legislative District: 042

City: Bothell

County: Snohomish

Legislative District: 001

City: Bremerton

County: Kitsap

Legislative District: 026

City: Bremerton

County: Kitsap

Legislative District: 026

City: Bremerton

County: Kitsap

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Legislative District: 026



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

Location

SubProject Number: 40001091

SubProject Title: Centralia College 5

City: Centralia	County: Lewis	Legislative District: 020
City: Centralia	County: Lewis	Legislative District: 020
City: Centralia	County: Lewis	Legislative District: 020
City: Centralia	County: Lewis	Legislative District: 020
City: Centralia	County: Lewis	Legislative District: 020
City: Des Moines	County: King	Legislative District: 033
City: Everett	County: Snohomish	Legislative District: 038
City: Everett	County: Snohomish	Legislative District: 038
City: Kirkland	County: King	Legislative District: 045
City: Lakewood	County: Pierce	Legislative District: 028
City: Lakewood	County: Pierce	Legislative District: 028
City: Lakewood	County: Pierce	Legislative District: 028
City: Lakewood	County: Pierce	Legislative District: 029
City: Lakewood	County: Pierce	Legislative District: 029
City: Longview	County: Cowlitz	Legislative District: 019
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Moses Lake	County: Grant	Legislative District: 013
City: Mount Vernon	County: Skagit	Legislative District: 040
City: Mount Vernon	County: Skagit	Legislative District: 040
City: Olympia	County: Thurston	Legislative District: 022
City: Pasco	County: Franklin	Legislative District: 016
City: Pasco	County: Franklin	Legislative District: 016
City: Port Angeles	County: Clallam	Legislative District: 024
City: Port Angeles	County: Clallam	Legislative District: 024
City: Port Angeles	County: Clallam	Legislative District: 024
City: Puyallup	County: Pierce	Legislative District: 025
City: Puyallup	County: Pierce	Legislative District: 025
City: Renton	County: King	Legislative District: 011
City: Seattle	County: King	Legislative District: 034
City: Seattle	County: King	Legislative District: 043
City: Seattle	County: King	Legislative District: 043
City: Seattle	County: King	Legislative District: 046
City: Shoreline	County: King	Legislative District: 032
City: Spokane	County: Spokane	Legislative District: 003
City: Spokane	County: Spokane	Legislative District: 003
City: Spokane	County: Spokane	Legislative District: 006
City: Tacoma	County: Pierce	Legislative District: 027
City: Tacoma	County: Pierce	Legislative District: 028
City: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049

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**Project Number:** 40001051

**Project Title:** Minor Works - Program Improvements (25-27)

**SubProjects**

**Location**

**SubProject Number:** 40001087

**SubProject Title:** Walla Walla Community College 1

**City:** Walla Walla

**County:** Walla Walla

**Legislative District:** 016

**City:** Wenatchee

**County:** Chelan

**Legislative District:** 012

**City:** Yakima

**County:** Yakima

**Legislative District:** 015

**Project Type**



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

**Project Type**

**SubProject Number: 40001095**

**SubProject Title: Edmonds Community College 2**

- Program (Minor Works)
- Program (Minor Works)
- Program (Minor Works)
- Program (Minor Works)
- Program (Minor Works)
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- Program (Minor Works)

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

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**Project Number:** 40001051

**Project Title:** Minor Works - Program Improvements (25-27)

**SubProjects**

**SubProject Number:** 40001060

**SubProject Title:** Centralia College 4

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

**Growth Management impacts**

None

**New Facility:** No

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001068

SubProject Title: Green River Community College

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001078

SubProject Title: Seattle Central College

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No



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Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001086

SubProject Title: Tacoma Community College 2

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001097

SubProject Title: Edmonds Community College 4

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001158

SubProject Title: Olympic College 3

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

Growth Management impacts

None

New Facility: No

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 Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
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057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State	663,000				663,000
057-1	State Bldg Constr-State	1,196,000				1,196,000
057-1	State Bldg Constr-State	1,143,000				1,143,000
057-1	State Bldg Constr-State	1,563,000				1,563,000
057-1	State Bldg Constr-State	90,000				90,000
057-1	State Bldg Constr-State	300,000				300,000
057-1	State Bldg Constr-State	639,000				639,000
057-1	State Bldg Constr-State	1,226,000				1,226,000
057-1	State Bldg Constr-State	1,430,000				1,430,000
057-1	State Bldg Constr-State	1,409,000				1,409,000
057-1	State Bldg Constr-State	362,000				362,000
057-1	State Bldg Constr-State	1,144,000				1,144,000
057-1	State Bldg Constr-State	1,453,000				1,453,000
057-1	State Bldg Constr-State	1,875,000				1,875,000
057-1	State Bldg Constr-State	1,396,000				1,396,000
057-1	State Bldg Constr-State	633,000				633,000
057-1	State Bldg Constr-State	735,000				735,000
057-1	State Bldg Constr-State	1,392,000				1,392,000
057-1	State Bldg Constr-State	1,299,000				1,299,000
057-1	State Bldg Constr-State	931,000				931,000
057-1	State Bldg Constr-State	1,457,000				1,457,000
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					

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Capital Project Request

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001097

SubProject Title: Edmonds Community College 4

057-1	State Bldg Constr-State							
057-1	State Bldg Constr-State	65,000						65,000
057-1	State Bldg Constr-State	300,000						300,000
057-1	State Bldg Constr-State	549,000						549,000
057-1	State Bldg Constr-State	143,000						143,000
057-1	State Bldg Constr-State	639,000						639,000
057-1	State Bldg Constr-State	100,000						100,000
057-1	State Bldg Constr-State							
057-1	State Bldg Constr-State	550,000						550,000
057-1	State Bldg Constr-State	200,000						200,000
057-1	State Bldg Constr-State	175,000						175,000
057-1	State Bldg Constr-State	300,000						300,000
057-1	State Bldg Constr-State	323,000						323,000
057-1	State Bldg Constr-State	491,000						491,000
057-1	State Bldg Constr-State	971,000						971,000
057-1	State Bldg Constr-State	149,000						149,000
057-1	State Bldg Constr-State	155,000						155,000
	<b>Total</b>	<b>27,446,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,446,000</b>

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
060-1	Comm/Tech Cap Proj A-State	1,473,000				1,473,000
060-1	Comm/Tech Cap Proj A-State	1,876,000				1,876,000
060-1	Comm/Tech Cap Proj A-State	1,032,000				1,032,000
060-1	Comm/Tech Cap Proj A-State	1,186,000				1,186,000
060-1	Comm/Tech Cap Proj A-State	771,000				771,000
060-1	Comm/Tech Cap Proj A-State	300,000				300,000
060-1	Comm/Tech Cap Proj A-State	300,000				300,000
060-1	Comm/Tech Cap Proj A-State	50,000				50,000
060-1	Comm/Tech Cap Proj A-State	250,000				250,000
060-1	Comm/Tech Cap Proj A-State	1,616,000				1,616,000
060-1	Comm/Tech Cap Proj A-State	145,000				145,000
060-1	Comm/Tech Cap Proj A-State	512,000				512,000
060-1	Comm/Tech Cap Proj A-State	1,087,000				1,087,000
060-1	Comm/Tech Cap Proj A-State	321,000				321,000
060-1	Comm/Tech Cap Proj A-State	300,000				300,000
060-1	Comm/Tech Cap Proj A-State	979,000				979,000
060-1	Comm/Tech Cap Proj A-State	1,425,000				1,425,000
060-1	Comm/Tech Cap Proj A-State	807,000				807,000
060-1	Comm/Tech Cap Proj A-State	150,000				150,000
060-1	Comm/Tech Cap Proj A-State	1,150,000				1,150,000
060-1	Comm/Tech Cap Proj A-State	482,000				482,000
060-1	Comm/Tech Cap Proj A-State	329,000				329,000
060-1	Comm/Tech Cap Proj A-State	314,000				314,000
060-1	Comm/Tech Cap Proj A-State	1,145,000				1,145,000
<b>Total</b>		<b>18,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,000,000</b>

<u>Funding</u>		<u>Expenditures</u>			<u>2025-27 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reappropriations</u>	<u>New Approps</u>
147-6	HE Plant Accounts-Non-Appropriat	65,000				65,000
147-6	HE Plant Accounts-Non-Appropriat	81,000				81,000
147-6	HE Plant Accounts-Non-Appropriat	151,000				151,000
<b>Total</b>		<b>297,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>297,000</b>



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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001096

SubProject Title: Edmonds Community College 3

- 057-1 State Bldg Constr-State
- 057-1 State Bldg Constr-State
- 057-1 State Bldg Constr-State
- 057-1 State Bldg Constr-State
- 057-1 State Bldg Constr-State
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- 057-1 State Bldg Constr-State

<b>Total</b>	0	0	0	0
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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001084

SubProject Title: Spokane Falls Community College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001052

SubProject Title: Bates Technical College

Narrative

No new space

Narrative

No new space

Narrative

No new space

Narrative

No new space

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No new space

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

SubProject Number: 40001075

SubProject Title: Peninsula College 1

Narrative

No new space

Narrative

No new space

Narrative

No new space

Narrative

No new space

Narrative

No new space

Narrative

No new space

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Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/30/2024 10:36AM

Project Number: 40001051

Project Title: Minor Works - Program Improvements (25-27)

**SubProjects**

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SubProject Number: 40001102

SubProject Title: Pierce College Fort Steilacoom 2

Narrative

No new space

Narrative

No new space

Narrative

No new space

Narrative

No new space

Narrative

No new space

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Narrative

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## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001051	40001051
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:31PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

**Description**

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 9

**Project Summary**

Construct a new 31,864 GSF Innovation and Technology Learning Center which will house five different, unique STEM-focused computer-based lab spaces including a Maker Space, multiple modern, flexible classrooms, office space and a variety of informal collaborative spaces. The new building will co-locate shared-use active learning classrooms, hand-on labs, student study space that will provide contemporary, high tech learning environments for a wide range of the college's STEM programs with tutoring and support services for K-12, veterans and military service students.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Innovation and Technology Learning Center will provide state-of-the-art labs for the computer information systems, computer science, cybersecurity, digital media arts & water flow research engineering programs. The project also includes a variety of classroom sizes and types to facilitate multiple instructional styles including hybrid remote and active learning. The building will also provide Olympic College's first Maker Space directly accessible to these programs and available to all students. These shared-use active learning classrooms, hand-on labs, student study space will provide contemporary, high tech learning environments for a wide range of the college's STEM programs with tutoring and support services for K-12, veterans and military service students. It will enable the college to improve recruitment and outcomes for underserved populations. The new building will improve collaboration and program delivery with the college's K-12, local businesses and university partners.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will construct a new 31,864 gross square foot facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

Existing learning environments on campus do not support the development of students with cross-disciplinary, life-long skills that employers are seeking. Students must be able to communicate, think critically, be creative and collaborate as well as develop discipline-specific knowledge. There is only one active learning classroom for project-based learning on campus.

The college does not have adequate space or technology required to teach its growing demand for cybersecurity, data informatics, computer information systems and computer information systems security.

Specifically, there is demand for cybersecurity programs. A state-of-the-art technology space is needed that includes a small-scale cyber range for ethical hacking and multi-purpose labs with adjoining clean room environments for forensics and data recovery. These spaces would allow the college to train associate level cybersecurity students as well as prepare students to transfer to the WWU cybersecurity bachelor's degree program. There is not enough space to meet enrollment demand for Department of Defense information assurance workers.

The college needs simulated network environments to teach data informatics. There are no virtual reality training environments which are required to train students for jobs at the Puget Sound Naval Shipyard.

Many of the college's programs need access to digital fabrication and related instructional equipment. It needs labs and makerspaces that support experimental prototyping, technology simulation, engineering and fabrication, encouraging



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:31PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

## Description

creativity and innovation.

The college needs a centralized location for equipment such as large-format graphics printing, laser cutters, 3D printers, robotics and computer workstations containing design and fabrication software for fabrication machinery to support student learning in design ideation, prototyping, project assembly and testing.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovation and Addition to Existing Building – The college considered renovation and addition to its Engineering Building as an alternative to the project. The Engineering Building currently houses partnership programs for Western Washington University and Old Dominion University, along with general faculty offices. It also houses a veteran's lounge, classroom and lecture room. A substantial addition would be required to house the proposed program for the new building. Approximately 33,500 square feet of new construction would be added to the Engineering Building to accommodate the new area. The existing large lecture room on the north end of the building would be demolished and the portico enclosed to house four new classrooms. The existing veterans lounge would be re-purposed to house a new veterans and military services center.

The substantial alternation would trigger code requirements for comprehensive improvements to the original structure. The entire building would need to be brought up to current building and energy codes. Renovation of the building would require upgrades to meet the intent of ADA.

Construction work would impact operations of the programs currently housed in the Engineering Building. These programs would need to be temporarily relocated by either moving off campus into leased space or housed in portable buildings, neither of which is optimum for the programs to operate effectively.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 24.9 full-time-equivalent students annually.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be fully funded with state appropriated funds.

#### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]

Facilities Master Plan - The new building aligns with the college's Facilities Master Plan and is identified as their first capital priority for a major project.

Strategic Plan and Institutional Goals - Olympic College invests in initiatives for student success through training and resources that support evidence-based solutions, institutional and academic assessment, best practices and ongoing review and evaluation to determine effectiveness.

The project aligns with the college's strategic plan and institutional goals.

Relationship to SBCTC System Direction Goals - The project relates to SBCTC's goals for educational attainment, opening more doors to college education The College utilizes assessment of student and learning outcomes to increase student retention and academic success. The project will support Olympic College's ongoing planning and research to implement streamlined pathways that result in increased access, on-board assistance, completion and transfer rates in support of SBCTC goals.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:31PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

## Description

In the fall of 2016, the college utilization of classroom and lab seats was 20.04 and 18.21 hours per week, respectively. With this project the 2026 utilization rates for classrooms and labs are expected to be 19.66 and 17.00 hours per week relative to the State Board goals of 20 and 16, respectively.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Trees and vegetation planted to directly shade building
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- k) Increase transportation choices – drive, walk, bike or public transit

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Olympic College is the lone center of Higher Education within Kitsap County and adjacent Mason County. The 2nd largest employer in these counties is the Federal Naval Shipyard which creates ethnic diversity with a significant number of veterans returning to civilian life and seeking training and employment. This project expands the college's STEM program by offering more labs and technology and also expands student services to assist existing students, veterans, high school students and current military personnel seeking further education.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
Yes.

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

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:31PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

**Description**

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

In the 2021-2023 biennium, the initial pre-design work resulted in a project that was significantly over budget with a per-square-foot cost above typical standards in Washington state public construction. As a result, the project was scaled down to a 21,000 SF building that greatly compromised the program goals and vision for Olympic College. With this unsatisfactory budget and program position, in the winter of 2022 with the support of the CTC system, the college withdrew the project from the State Board’s capital request to review and reset the project program, scope and budget. Olympic College parted ways with the original consultant/architect team and sought a fresh view on the project with an eye towards cost consciousness and practical solutions.

A new architect and consultant team was selected and salvaging useful preliminary work set out to revise the project location on campus, right-size program spaces and seek cost effective design solutions. Our new pre-design revives the program spaces to meet Olympic College’s long-term goals while aligning square foot construction costs with current standards. The college now seeks to reappropriate the capital funds for construction of Innovation and Technology Learning Center.

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>. The College’s proposal is available upon request.

**Location**

City: Bremerton

County: Kitsap

Legislative District: 026

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	33,784,000	268,000	140,000	2,144,000	31,232,000
147-6	HE Plant Accounts-Non-Appropriated	800,000				800,000
	<b>Total</b>	<b>34,584,000</b>	<b>268,000</b>	<b>140,000</b>	<b>2,144,000</b>	<b>32,032,000</b>

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:31PM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

**Funding**

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriat				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	1.4	2.4	2.4	2.4	2.4
001-1	General Fund-State	171,747	294,423	294,423	294,423	294,423
	<b>Total</b>	<b>171,747</b>	<b>294,423</b>	<b>294,423</b>	<b>294,423</b>	<b>294,423</b>

**Narrative**

31,864 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Dec/2027). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

2025-27 Biennium

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000103	40000103
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	Olympic College	
Project Name	Innovation and Technology Learning Center	
OFM Project Number	40000103	

**Contact Information**

Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>	

**Statistics**

Gross Square Feet	31,864	MACC per Gross Square Foot	\$679
Usable Square Feet	20,162	Escalated MACC per Gross Square Foot	\$738
Alt Gross Unit of Measure			
Space Efficiency	63.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.61%
Remodel	No	Projected Life of Asset (Years)	

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	9.20%	Location Used for Tax Rate	Bremerton
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start	July-19	Predesign End	July-22
Design Start	November-22	Design End	January-26
Construction Start	April-26	Construction End	December-27
Construction Duration	20 Months		

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**Project Cost Summary**

Total Project	\$32,083,697	Total Project Escalated	\$34,584,028
		Rounded Escalated Total	\$34,584,000
Amount funded in Prior Biennia			\$2,552,000
<b>Amount in current Biennium</b>			<b>\$32,032,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$211,995		
Design Phase Services	\$1,192,641		
Extra Services	\$1,900,328		
Other Services	\$1,040,824		
Design Services Contingency	\$217,289		
<b>Consultant Services Subtotal</b>	<b>\$4,563,078</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$4,677,945</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$21,631,511	Maximum Allowable Construction Cost (MACC) Escalated	\$23,516,648
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,081,576		\$1,180,324
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,089,666	Sales Tax Escalated	\$2,272,189
<b>Construction Subtotal</b>	<b>\$24,802,753</b>	<b>Construction Subtotal Escalated</b>	<b>\$26,969,161</b>

Equipment			
Equipment	\$1,685,719		
Sales Tax	\$155,086		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$1,840,805</b>	<b>Equipment Subtotal Escalated</b>	<b>\$2,008,872</b>

Artwork			
<b>Artwork Subtotal</b>	<b>\$172,060</b>	<b>Artwork Subtotal Escalated</b>	<b>\$172,060</b>

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$250,000		
Other Project Admin Costs	\$0		
<b>Project Administration Subtotal</b>	<b>\$250,000</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$272,825</b>

Other Costs			
<b>Other Costs Subtotal</b>	<b>\$455,000</b>	<b>Other Costs Subtotal Escalated</b>	<b>\$483,165</b>

Project Cost Estimate			
Total Project	<b>\$32,083,697</b>	Total Project Escalated	<b>\$34,584,028</b>
		Rounded Escalated Total	<b>\$34,584,000</b>

## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0		\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$4,677,945	\$2,092,520	\$2,585,425		\$0
<b>Construction</b>					
Construction Subtotal	\$26,969,161		\$26,969,161		\$0
<b>Equipment</b>					
Equipment Subtotal	\$2,008,872		\$2,008,872		\$0
<b>Artwork</b>					
Artwork Subtotal	\$172,060	\$14,946	\$157,114		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$272,825		\$272,825		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$483,165	\$444,534	\$38,631		\$0
<b>Project Cost Estimate</b>					
Total Project	\$34,584,028	\$2,552,000	\$32,032,028	\$0	\$0
	\$34,584,000	\$2,552,000	\$32,032,000	\$0	\$0
			93%		
Percentage requested as a new appropriation					

**What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc. )**  
 The funding in this request is for the construction phase of the ITLC project.  
 Insert Row Here

**What has been completed or is underway with a previous appropriation?**  
 A revision to the project predesign is pending approval by OFM. Preliminary design work has begun but has slowed pending approval.  
 Design will continue upon approval.  
 Insert Row Here

**What is planned with a future appropriation?**  
 No future appropriations are planned for this project once the construction phase is fully funded.  
 Insert Row Here



## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here	\$211,995			
<b>Sub TOTAL</b>	<b>\$211,995</b>	<b>1.0000</b>	<b>\$211,995</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$1,192,641			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,192,641</b>	<b>1.0000</b>	<b>\$1,192,642</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$170,551			
Geotechnical Investigation	\$21,200			
Commissioning	\$35,000			
Site Survey	\$23,745			
Testing	\$100,000			
LEED Services	\$200,000			
Voice/Data Consultant	\$52,154			
Value Engineering	\$50,000			
Constructability Review	\$50,000			
Environmental Mitigation (EIS)				
Landscape Consultant	\$104,805			
Acoustical Consultant	\$27,865			
Security/Access Control	\$29,274			
LEED Design	\$133,755			
Information Technology Design Consultant	\$116,662			
Site Electrical	\$21,984			
Street Frontage Improvements	\$150,000			
ELCCA/LLCA Design	\$48,583			
Programming -Predesign Changes	\$27,220			
Onsite Renewable Energy	\$15,082			
VE Design Team	\$28,548			
CR Design Team	\$30,300			
Building Performance Analysis	\$75,000			
Renderings	\$25,000			
Independent Cost Estimating	\$40,000			
Artwork Coordination	\$15,000			
SEPA	\$20,600			
Land Use & Parking	\$80,000			

Enhanced CA	\$150,000			
Cx Design	\$23,000			
Haz mat	\$10,000			
Reimbursables	\$25,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,900,328</b>	<b>1.0000</b>	<b>\$1,900,328</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$535,824			31% of A/E Basic Services
HVAC Balancing	\$40,000			
Staffing				
Cx and Training - AE Participation	\$120,000			
Record Documents/BIM Model	\$90,000			
Roof/Building Envelope Inspection	\$50,000			
Advertising	\$4,000			
Testing/Inspections	\$100,000			
Geotechnical	\$25,000			
Haz Mat	\$6,000			
Bidding Documents/Owner Documents	\$40,000			
LLCA - Post Construction	\$30,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,040,824</b>	<b>1.0913</b>	<b>\$1,135,852</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$217,289			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$217,289</b>	<b>1.0913</b>	<b>\$237,128</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$4,563,078</b>		<b>\$4,677,945</b>	

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$1,170,970				
G20 - Site Improvements	\$737,507				
G30 - Site Mechanical Utilities	\$337,847				
G40 - Site Electrical Utilities	\$604,900				
G60 - Other Site Construction					
Contractor OHP	\$203,924				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$3,055,148</b>		<b>1.0619</b>	<b>\$3,244,262</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0619</b>	<b>\$0</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$869,627				
A20 - Basement Construction					
B10 - Superstructure	\$2,581,328				
B20 - Exterior Closure	\$3,204,118				
B30 - Roofing	\$730,557				
C10 - Interior Construction	\$1,666,291				
C20 - Stairs	\$77,000				
C30 - Interior Finishes	\$855,538				
D10 - Conveying	\$150,000				
D20 - Plumbing Systems	\$798,888				
D30 - HVAC Systems	\$2,361,523				
D40 - Fire Protection Systems	\$190,800				
D50 - Electrical Systems	\$2,579,968				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,250,000				
Contractor OHP	\$1,260,726				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$18,576,364</b>		<b>1.0913</b>	<b>\$20,272,386</b>	
<b>4) Maximum Allowable Construction Cost</b>					

MACC Sub TOTAL **\$21,631,511**

\$679

**\$23,516,648**

\$738 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders **\$1,081,576**

Other

Insert Row Here

**Sub TOTAL \$1,081,576**

**1.0913**

**\$1,180,324**

**8) Non-Taxable Items**

Insert Row Here

**Sub TOTAL \$0**

**1.0913**

**\$0**

**9) Sales Tax**

**Sub TOTAL \$2,089,666**

**\$2,272,189**

**CONSTRUCTION CONTRACTS TOTAL \$24,802,753**

**\$26,969,161**

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## Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>				
E10 - Equipment	\$389,013			
E20 - Furnishings	\$1,296,706			
F10 - Special Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,685,719</b>	<b>1.0913</b>	<b>\$1,839,626</b>	
<b>2) Non Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0913</b>	<b>\$0</b>	
<b>3) Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$155,086</b>		<b>\$169,246</b>	
<b>EQUIPMENT TOTAL</b>				
	<b>\$1,840,805</b>		<b>\$2,008,872</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$172,060				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$172,060</b>		<b>NA</b>	<b>\$172,060</b>	

Green cells must be filled in by user

## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services	\$250,000				
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$250,000</b>		<b>1.0913</b>	<b>\$272,825</b>	

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## Cost Estimate Details

### Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$30,000				
Historic and Archeological Mitigation					
LEED	\$25,000				
Permits	\$400,000				
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$455,000</b>		<b>1.0619</b>	<b>\$483,165</b>	

Green cells must be filled in by user

**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

<i>Insert Row Here</i>

**Tab B. Consultant Services**

<i>Insert Row Here</i>

**Tab C. Construction Contracts**

<i>Insert Row Here</i>

**Tab D. Equipment**

<i>Insert Row Here</i>

**Tab E. Artwork**

<i>Insert Row Here</i>

**Tab F. Project Management**

<i>Insert Row Here</i>

**Tab G. Other Costs**

<i>Insert Row Here</i>

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Olympic: Innovation and Technology Learning Center

**OFM project number:** 40000103      **Legislative district(s):** 23, 26, 35

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Predesign to OFM</b>	<b>Construction-phase funding request</b>
<i>December 2017</i>	<i>September 2018</i>	<i>August 2022</i>	<i>September 2024</i>
Cybersecurity	Cybersecurity	Cybersecurity	Cybersecurity
Data Informatics	Data Informatics	Data Informatics	Data Informatics
Digital Humanities	Digital Humanities	Digital Humanities	Digital Humanities
Virtual Reality	Virtual Reality	Virtual Reality	Virtual Reality

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:46PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

## Description

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 12

### Project Summary

The project will construct a new 52,000 gross square feet (GSF) facility on the college campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Whatcom Community College (WCC) faces critical space and program delivery challenges resulting from the pressing needs for current technology-rich learning environments supporting STEM programs, particularly in computer science, computer information systems (CIS), cybersecurity and engineering. Further, WC experiences a significant gap in spaces available to provide basic education for adults in innovative, collaborative teaching and learning environments that form the foundation for pathways to STEM degrees and leverage best practices in the use of technology in the classroom.

Without more space, WCC cannot execute its new strategic plan and will not realize its vision to be an innovative college, engaging with its diverse and changing communities. It will fail on its promise to transform lives through education.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will construct a new 52,000 gross square feet (GSF) facility on the college campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The proposed TEC project will provide programmed space for computer science, computer information systems, IT networking, cybersecurity, engineering, and transitional learning programs. Further, this project supports much needed faculty office space for faculty who require direct access to the students enrolled in these high-touch program areas experiencing double- to triple-fold increases in enrollment demand in the last several years.

**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

The college has already taken several actions to accommodate enrollment growth within existing facilities. As an example, WCC partnered with its Foundation in 2013 to invest local funds in renovating Baker Hall to better meet student needs in the CIS and cybersecurity fields. Improvements allowed for more effective lab spaces appropriately sized to match the teaching and learning environment and the need to practically apply learned skills. While WCC has enhanced facilities as resources allow, significant unmet space and related capacity needs persist. Any combination of the strategies described below would provide an inadequate and unsatisfactory alternative to building the new Technology and Engineering Center:

- Increasing the number of distance education courses: WCC plans to continue to increase hybrid enrollment as total campus enrollment grows. This has already been factored into WCC's capacity analysis; it does not obviate the need for a new building.
- Offering more courses off campus: The CIS, cybersecurity, and engineering programs require immediate access to supporting functions such as the library, advising, tutoring, and similar student services. Moving these programs into leased, off-campus space would have a significant negative impact to operational costs and student outcomes.
- Additional renovation and expansion of Baker Hall: Building renovation would cause significant operational disruptions during the period of renovation and reduce overall enrollment capacity. Renovating a facility that is already operating over its designed capacity will undermine WCC's ability to engage students in their learning and will have regressive effects on efforts to develop a holistic learning environment for students. The site constraints also impact the ability to plan an effective expansion of Baker Hall. Further, insufficient resources prohibit major renovation and expansion, coupled with the fact that the

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:46PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

## Description

condition of the building would not reach minimum scoring thresholds to qualify for capital funding for a renovation/expansion project.

- “Doing nothing” is not a viable option and was rejected as the need to address space constraints in vibrantly growing, high-demands fields are considered critical. If the project does not proceed:
- The need to provide a modern student-focused technology and engineering facility will be limited, and in many areas unachievable.
- Without the additional space, program and course caps will have to be placed on entry into the constricted programs, limiting the number of students who can access education and graduate with these in-demand skills. The College will not meet demand and will not keep pace with changing times and evolving technology workforce needs.
- Overall quality of the educational experience at WCC will diminish. Healthy WCC programs may be cannibalized to meet growth in STEM program. Only the TEC provides a win-win scenario.
- Access to instructional technology needed to support student learning in these program areas and pathways, in particular basic education for adults, will be insufficient.
- Collaborative learning among students on similar academic and career pathways will be limited by lack of suitable space and inability to co-locate synergistic programs of study.
- Staff efficiency due to space configuration deficiencies will continue to be problematic. Doing nothing will inhibit WCC’s ability to provide individual and collaborative learning outside the classroom. Doing nothing prohibits WCC from progressing on the system’s stated directions, WCC’s strategic goals, and responding to the expressed needs of business and industry. Existing inadequate and inefficient conditions would continue and WCC will be unable to meet the increasingly technology-driven learning demands of current and future technology and engineering students at every level of their academic journey.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 447 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The projects is to be funded through general obligation bonds appropriated through the state’s capital budget.

**7. Describe how the project supports the agency’s strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The WCC Institutional Master Plan (IMP) was developed to provide a set of guiding principles to clearly articulate the values and needs of WCC campus community with respect to physical campus planning. The IMP was adopted by the WCC Board of Trustees in 2014. Additionally, the City of Bellingham requires all institutional properties greater than 50-acres to develop an institutional master plan to codify land-use guidance for any campus development. The College has worked closely with the City to adapt the IMP to satisfy this requirement and subsequently the Bellingham City Council formally approved the WCC IMP in October 2017. Creation of the Technology and Engineering Center is an integral component of WCC’s IMP. Identified as a new facility adjacent to Kelly Hall, it is the number one priority for the current development period to address anticipated growth.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including**

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:46PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

## Description

### expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

The TEC will comply with the Clean Building Performance Standards for Tier 1 buildings by meeting the EUI. Compliance will be reached, as required, prior to June 1, 2028, by adding the TEC to the WCC Energy Star Portfolio Manager Account and benchmarking building energy performance. The TEC will follow the WCC Operations and Maintenance Program, will have an Energy Management Plan, and will be assigned an Energy Manager and Building Manager per the CBPS requirements.

The project includes the following best practices for reduced energy use and greenhouse gas emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Photovoltaic energy systems
- d) Time of day and occupancy programming of lighting
- e) Efficient LED lighting
- f) Roofing materials with high solar reflectance and reliability
- g) Orient building for natural light and reduced heating and cooling loads
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- i) Increase transportation choices – drive, walk, bike or public transit
- j) Proactive scheduling of HVAC systems to reduce energy usage

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Bellingham's populations is 23% people of color. Whatcom Community College's student body racial makeup is similar but more diverse with student of color making up 27%. The additional labs and classrooms in this project will allow the college to provide dedicated space to Workforce Education and Adult Basic Education to meet the demands of older students returning to school or changing careers.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

No

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

WCC is a demonstrated leader and host institution for the National Cybersecurity Training & Education Center (NCyTE) and CAE Candidates National Center (CCNC), the Washington State Cybersecurity Center of Excellence, and maintains its own Center of Academic Excellence in Cyber Security Programs of Study. The TEC will provide the Cybersecurity Program as well as Computer Science and Engineering the instructional space and technology needed to support growth and excellence in education at Whatcom.

**14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:46PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

**Description**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Bellingham

County: Whatcom

Legislative District: 042

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**New Facility:** Yes

**How does this fit in master plan**

The WCC Institutional Master Plan (IMP) was developed to provide a set of guiding principles to clearly articulate the values and needs of WCC campus community with respect to physical campus planning. The IMP was adopted by the WCC Board of Trustees in 2014. Additionally, the City of Bellingham requires all institutional properties greater than 50-acres to develop an institutional master plan to codify land-use guidance for any campus development. The College has worked closely with the City to adapt the IMP to satisfy this requirement and subsequently the Bellingham City Council formally approved the WCC IMP in October 2017. Creation of the Technology and Engineering Center is an integral component of WCC’s IMP. Identified as a new facility adjacent to Kelly Hall, it is the number one priority in the mid-term development to address anticipated growth.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	51,457,000				51,457,000
	<b>Total</b>	<b>51,457,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51,457,000</b>
			<b>Future Fiscal Periods</b>			
			<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>
057-1	State Bldg Constr-State					
	<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 3:46PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033
FTE	Full Time Employee	2.2	3.8	3.8	3.8	3.8
001-1	General Fund-State	280,280	480,480	480,480	480,480	480,480
	<b>Total</b>	<b>280,280</b>	<b>480,480</b>	<b>480,480</b>	<b>480,480</b>	<b>480,480</b>

**Narrative**

52,000 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Dec 2028). And, FTE equals the operating cost divided by \$125,000



**Capital Project Request**

**2025-27 Biennium**

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000137	40000137
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Whatcom Community College
Project Name	Technology and Engineering Center - Building
OFM Project Number	40000137

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	52,000	MACC per Gross Square Foot	\$580
Usable Square Feet	35,845	Escalated MACC per Gross Square Foot	\$657
Alt Gross Unit of Measure			
Space Efficiency	68.9%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.23%
Remodel	No	Projected Life of Asset (Years)	50 years

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	9.00%	Location Used for Tax Rate	237 W Kellogg Rd, Bellingham, WA 98226
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start	July-25	Predesign End	December-25
Design Start	December-25	Design End	June-27
Construction Start	July-27	Construction End	December-28
Construction Duration	18 Months		

Green cells must be filled in by user

**Project Cost Summary**

Total Project	\$44,357,318	Total Project Escalated	\$49,984,385
		Rounded Escalated Total	\$49,984,000
Amount funded in Prior Biennia			\$0
<b>Amount in current Biennium</b>			<b>\$49,984,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Pre-design Services	\$376,660		
Design Phase Services	\$1,580,080		
Extra Services	\$1,961,519		
Other Services	\$1,888,891		
Design Services Contingency	\$290,358		
<b>Consultant Services Subtotal</b>	<b>\$6,097,508</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$6,679,402</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$30,164,940	Maximum Allowable Construction Cost (MACC) Escalated	\$34,176,737
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,508,247		\$1,710,051
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,850,639	Sales Tax Escalated	\$3,229,870
<b>Construction Subtotal</b>	<b>\$34,523,826</b>	<b>Construction Subtotal Escalated</b>	<b>\$39,116,658</b>

Equipment			
Equipment	\$2,403,893		
Sales Tax	\$216,350		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$2,620,243</b>	<b>Equipment Subtotal Escalated</b>	<b>\$2,970,833</b>

Artwork			
Artwork Subtotal	\$248,679	Artwork Subtotal Escalated	\$248,679

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$350,280		
<b>Project Administration Subtotal</b>	<b>\$350,280</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$397,148</b>

Other Costs			
Other Costs Subtotal	\$516,782	Other Costs Subtotal Escalated	\$571,665

Project Cost Estimate			
Total Project	<b>\$44,357,318</b>	Total Project Escalated	<b>\$49,984,385</b>
		Rounded Escalated Total	<b>\$49,984,000</b>

## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0				\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$6,679,402		\$6,679,402		\$0
<b>Construction</b>					
Construction Subtotal	\$39,116,658		\$39,116,658		\$0
<b>Equipment</b>					
Equipment Subtotal	\$2,970,833		\$2,970,833		\$0
<b>Artwork</b>					
Artwork Subtotal	\$248,679		\$248,679		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$397,148		\$397,148		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$571,665		\$571,665		\$0
<b>Project Cost Estimate</b>					
Total Project	\$49,984,385	\$0	\$49,984,385	\$0	\$0
	\$49,984,000	\$0	\$49,984,000	\$0	\$0
Percentage requested as a new appropriation			100%		

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

*Insert Row Here*

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

*Insert Row Here*

**What is planned with a future appropriation?**

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis	\$45,656			
Environmental Analysis	\$45,656			
Predesign Study	\$285,348			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$376,660</b>	<b>1.0505</b>	<b>\$395,682</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$1,580,080			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,580,080</b>	<b>1.0766</b>	<b>\$1,701,115</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$200,000			
Geotechnical Investigation	\$45,000			
Commissioning				
Site Survey	\$45,000			
Testing				
LEED Services	\$208,000			
Voice/Data Consultant				
Value Engineering	\$114,140			
Constructability Review				
Environmental Mitigation (EIS)	\$28,535			
Landscape Consultant	\$65,340			
Other				
Art Coordination	\$13,000			
Acoustical	\$52,000			
Commissioning Participation	\$39,000			
Constructability Review Participation	\$39,000			
Cost Estimating - Independent	\$70,200			
DES Energy LCCA	\$52,000			
Electronic/Audio Visual	\$104,000			
Elevator	\$52,000			
Entitlements, Environmental, Agency Permitting and Approval	\$52,000			
Envelope Consulting	\$130,000			
FF&E Assistance/Coordination	\$26,435			
Graphics (Signage)	\$39,000			
Specialty Consulting (Cyber/Engineering)	\$260,000			
OFM LCAA Tool	\$26,000			

Reimbursables Prior to Bid and Document Reproduction	\$26,000			
Renderings, Presentations, and Models	\$26,000			
Security	\$57,200			
Sustainability, Energy Modeling, Well Building and Resilience	\$117,000			Includes Renewable Energy Systems
Value Engineering Participation	\$39,000			
Wetland Consulting	\$35,669			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,961,519</b>	<b>1.0766</b>	<b>\$2,111,772</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	<b>\$709,891</b>			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Independent Commissioning	\$169,000			
Construction Administration - Enhanced	\$630,000			\$35,000/month (1 FTE)
Construction/Envelope Testing	\$156,000			
Geotechnical Testing	\$85,000			
Reimbursables for Bid & CA/CO	\$35,000			
Record Documents	\$104,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,888,891</b>	<b>1.1338</b>	<b>\$2,141,625</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$290,358			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$290,358</b>	<b>1.1338</b>	<b>\$329,208</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$6,097,508</b>		<b>\$6,679,402</b>	

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$261,360			
G20 - Site Improvements	\$527,100			
G30 - Site Mechanical Utilities	See Infrastructure			
G40 - Site Electrical Utilities	See Infrastructure			
G60 - Other Site Construction	\$0			
G00 - General Sitework Requirements	\$91,015			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$879,475</b>	<b>1.1062</b>	<b>\$972,876</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.1062</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$1,288,000			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$3,926,000			
B20 - Exterior Closure	\$3,360,000			
B30 - Roofing	\$569,775			
C10 - Interior Construction	\$2,260,500			
C20 - Stairs	\$290,000			
C30 - Interior Finishes	\$1,768,000			
D10 - Conveying	\$225,000			
D20 - Plumbing Systems	\$1,040,000			
D30 - HVAC Systems	\$4,420,000			
D40 - Fire Protection Systems	\$313,750			
D50 - Electrical Systems	\$5,200,000			
F10 - Special Construction	\$0			
F20 - Selective Demolition	\$0			
General Conditions	\$1,440,000			
E10 - CFCI Fixed Equipment	\$10,000			
E20 - CFCI Finishings (Fixed Casework)	\$940,000			
Other Direct Cost				
GC Overhead and Profit	\$2,234,440			8 percent
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$29,285,465</b>	<b>1.1338</b>	<b>\$33,203,861</b>	



**4) Maximum Allowable Construction Cost**

MACC Sub TOTAL **\$30,164,940**  
\$580

**\$34,176,737**  
\$657 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders **\$1,508,247**

Other

Insert Row Here

**Sub TOTAL \$1,508,247**

**1.1338**

**\$1,710,051**

**8) Non-Taxable Items**

Other

Insert Row Here

**Sub TOTAL \$0**

**1.1338**

**\$0**

**9) Sales Tax**

**Sub TOTAL \$2,850,639**

**\$3,229,870**

**CONSTRUCTION CONTRACTS TOTAL \$34,523,826**

**\$39,116,658**

Green cells must be filled in by user

## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$1,441,126				
E20 - Furnishings	\$962,767				
F10 - Special Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,403,893</b>		<b>1.1338</b>	<b>\$2,725,534</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1338</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$216,350</b>			<b>\$245,299</b>	
<b>EQUIPMENT TOTAL</b>					
	<b>\$2,620,243</b>			<b>\$2,970,833</b>	

Green cells must be filled in by user

## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$248,679				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$248,679</b>		<b>NA</b>	<b>\$248,679</b>	

Green cells must be filled in by user

## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
College Project Coordination	\$305,280				See also Infrastructure
Student Involvement (DEI)	\$45,000				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$350,280</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$350,280</b>		<b>1.1338</b>	<b>\$397,148</b>	

Green cells must be filled in by user

## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permitting and Fees	\$182,623				
Traffic Improvement Fees (TIF)	\$63,443				
Public Trail Development Cost	\$270,716				2nd half of trail. 1st half required for LRC project 30000138.
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$516,782</b>		<b>1.1062</b>	<b>\$571,665</b>	

Green cells must be filled in by user

**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Whatcom Community College
Project Name	Technology and Engineering Center - Infrastructure
OFM Project Number	40000137

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet		MACC per Gross Square Foot	
Usable Square Feet		Escalated MACC per Gross Square Foot	
Alt Gross Unit of Measure			
Space Efficiency		A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.67%
Remodel	No	Projected Life of Asset (Years)	

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	9.00%	Location Used for Tax Rate	237 W Kellogg Rd, Bellingham, WA 98226
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start	July-25	Predesign End	December-25
Design Start	December-25	Design End	June-27
Construction Start	July-27	Construction End	December-28
Construction Duration	18 Months		

Green cells must be filled in by user

**Project Cost Summary**

Total Project	\$1,332,979	Total Project Escalated	\$1,472,737
		Rounded Escalated Total	\$1,473,000
Amount funded in Prior Biennia			\$0
<b>Amount in current Biennium</b>			<b>\$1,473,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Pre-design Services	\$0		
Design Phase Services	\$71,942		
Extra Services	\$96,250		
Other Services	\$32,322		
Design Services Contingency	\$10,026		
<b>Consultant Services Subtotal</b>	<b>\$210,539</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$229,091</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$930,636	Maximum Allowable Construction Cost (MACC) Escalated	\$1,029,470
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$46,532		\$52,758
Non-Taxable Items	\$0		\$0
Sales Tax	\$87,945	Sales Tax Escalated	\$97,401
<b>Construction Subtotal</b>	<b>\$1,065,113</b>	<b>Construction Subtotal Escalated</b>	<b>\$1,179,629</b>

Equipment			
Equipment	\$0		
Sales Tax	\$0		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$0</b>	<b>Equipment Subtotal Escalated</b>	<b>\$0</b>

Artwork			
Artwork Subtotal	\$7,327	Artwork Subtotal Escalated	\$7,327

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$50,000		
<b>Project Administration Subtotal</b>	<b>\$50,000</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$56,690</b>

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

Project Cost Estimate			
Total Project	<b>\$1,332,979</b>	Total Project Escalated	<b>\$1,472,737</b>
		Rounded Escalated Total	<b>\$1,473,000</b>



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0				\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$229,091		\$229,091		\$0
<b>Construction</b>					
Construction Subtotal	\$1,179,629		\$1,179,629		\$0
<b>Equipment</b>					
Equipment Subtotal	\$0				\$0
<b>Artwork</b>					
Artwork Subtotal	\$7,327		\$7,327		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$56,690		\$56,690		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$0				\$0
<b>Project Cost Estimate</b>					
Total Project	\$1,472,737	\$0	\$1,472,737	\$0	\$0
	\$1,473,000	\$0	\$1,473,000	\$0	\$0
Percentage requested as a new appropriation			100%		

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

*Insert Row Here*

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

*Insert Row Here*

**What is planned with a future appropriation?**

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0505</b>	<b>\$0</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$71,942			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$71,942</b>	<b>1.0766</b>	<b>\$77,453</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$87,500			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$8,750			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$96,250</b>	<b>1.0766</b>	<b>\$103,623</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$32,322			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$32,322</b>	<b>1.1338</b>	<b>\$36,647</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$10,026			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$10,026</b>	<b>1.1338</b>	<b>\$11,368</b>	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$210,539

\$229,091

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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities	\$511,700			
G40 - Site Electrical Utilities	\$350,000			
G60 - Other Site Construction				
Other				
General Contractor OH&P	\$68,936			8 percent
Insert Row Here				
<b>Sub TOTAL</b>	\$930,636	1.1062	\$1,029,470	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	\$0	1.1062	\$0	
<b>3) Facility Construction</b>				
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				
Other Direct Cost				
Insert Row Here				
<b>Sub TOTAL</b>	\$0	1.1338	\$0	
<b>4) Maximum Allowable Construction Cost</b>				
<b>MACC Sub TOTAL</b>	\$930,636		\$1,029,470	

NA

NA per 0

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**7) Owner Construction Contingency**

Allowance for Change Orders	\$46,532		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$46,532</b>	<b>1.1338</b>	<b>\$52,758</b>

**8) Non-Taxable Items**

Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.1338</b>	<b>\$0</b>

**9) Sales Tax**

<b>Sub TOTAL</b>	<b>\$87,945</b>		<b>\$97,401</b>
------------------	-----------------	--	-----------------

<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$1,065,113</b>		<b>\$1,179,629</b>
-------------------------------------	--------------------	--	--------------------

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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1338</b>	<b>\$0</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.1338</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$0</b>			<b>\$0</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$0</b>			<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$7,327				
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$7,327</b>		<b>NA</b>	<b>\$7,327</b>	

Green cells must be filled in by user



## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
Other					
College Project Coordination	\$50,000				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$50,000</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$50,000</b>		<b>1.1338</b>	<b>\$56,690</b>	

Green cells must be filled in by user

## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Other					
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$0</b>		<b>1.1062</b>	<b>\$0</b>	

Green cells must be filled in by user

**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Whatcom Community College – Technology and Engineering Center

**OFM project number:** 40000137      **Legislative district(s):** 42

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

**Note: The project program has not changed since the original funding request.**

<b>College Proposal</b>	<b>Design-Build funding request</b>	<b>Predesign to OFM</b>
<i>December 2017</i>	<i>September 2024</i>	<i>TBD</i>
Computer Science	Computer Science	
Computer Information Systems	Computer Information Systems	
IT Networking	IT Networking	
Cybersecurity	Cybersecurity	
Engineering	Engineering	
Transitional Learning	Transitional Learning	

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:35PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

**Description**

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 13

**Project Summary**

Construct a new 37,200 gross square foot building on the Cascadia campus.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.)**

Students at Cascadia College, like those at most community colleges, face significant challenges that impede their ability to succeed in higher education. These challenges often come in the form of non-academic obligations including navigating a confusing and intimidating system; obtaining financial resources such as financial aid, scholarships, or emergency grants; and seeking academic counseling. This is especially true for individuals from disadvantaged or underrepresented communities which include students of color, LGBTQ+ students, first-generation students, students with disabilities, students who are parents or guardians, unhoused students, or students identifying with multiple groups.

To drive improvement in completion, retention, and academic achievement, and to close achievement gaps, Cascadia is implementing Guided Pathways. This effort represents a significant investment by both the college and the state, which is helping to fund Guided Pathways. These efforts risk being thwarted by Cascadia's current physical setting and configuration of student services:

- > Student services are spread among four buildings (CC1, CC2, CC3, LBA) and on multiple floors in three of those buildings. This means that services are hard to find and require an inordinate amount of student persistence in order to access them.
- > Accessing services requires a high level of self-advocacy, language proficiency, and confidence not present across all student populations.
- > There is no dedicated welcome center which impacts effective intake and onboarding processes.
- > Different student populations (including English language learners, adult basic education students, workforce students, and international students) access services in different spaces and buildings from the traditional academic transfer students.
- > Coordination of efforts between student service employees who are involved in recruiting, onboarding, retention, and completion efforts is frustrated by lack of proximity.

This request is a priority for the college because student retention and completion rates have declined, especially among historically marginalized populations. In addition, significant financial investments in Guided Pathways by both Cascadia and the state (including a new student management system, a marketing CMS, a web redesign, software for an online catalog, and additional student advisors) will be undermined without a new physical infrastructure.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)?**

As reflected in its Pre-Design Report, Cascadia made program changes to downsize from a 61,600 GSF building to a 37,200 GSF building in alignment with the \$36,852,000 budget proved project budget. This request will result in the design and construction (GCCM) of a new building on the college campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?**

The construction of a new Gateway Building will address the problem of inefficient and inadequate student service spaces bringing all student services (from outreach, to onboarding, to retention, and completion) for all student populations (adult basic education, worker retraining, academic transfer, and international) together in one building. This will result in improving access, closing the achievement gap, and bolstering the success of Guided Pathways by creating:

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:35PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

**Description**

> A Sense of Belonging: Welcome and support every single student regardless of their life experience or academic goal;  
 > Access and Inclusion to Services: Increase access by co-locating support services and making them easy and inviting to navigate;  
 > Improvements to Student Service Delivery: Increase student retention and achievement through physical design suited to delivering services;  
 > College Identity: Increase college's visibility and prominence on campus while surrounded by UW Bothell buildings and signage.

The result of not taking action will be the status quo: Student services scattered throughout different buildings, making it confusing for students to navigate the system and take advantage of services designed to assist them persist through their academic goals. The current facilities situation impedes student success for our most vulnerable students (students of color, LGBTQ+, first-generation students, students with disabilities, and those with limited English language skills).

**4. What alternatives were explored? Why was the recommended alternative chosen?**

In the years leading up to our pre-design, Cascadia explored alternatives including:

- > The expansion of courses offered via remote platforms;
- > Doubling up office assignments in an effort to bring more services in the same area;
- > Making student services available online;
- > Improving the number and location of directional signage leading student services;
- > Improving the website to direct students to services.

These steps proved to be inadequate for our student demands so, as part of the pre-design process we considered:

- > New construction on an alternate site (Alternative 1)
- > No action (Alternative 2)

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.**

The project will support an additional 175 full-time-equivalent students.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.**

Cascadia College's strategy is driven by our 2021 Strategic Plan.

- Access - The Gateway Building is directly linked to the theme of access, which refers to student enrollment with a focus on reducing enrollment gaps for a variety of groups by dismantling barriers to higher education. Many of those barriers are caused by the college's current physical layout which spreads student services for different student groups across four buildings. Cascadia and the state of Washington (using taxpayer dollars) have invested hundreds of thousands of dollars to implement Guided Pathways as a new paradigm for improving student retention and success. Bringing our student services together under one roof as a single point-of-entry for all students is critical to easing student confusion and frustration associated with not being able to find and easily access critical support such as advising, financial aid, and enrollment. This theme is critically important during a student's first year at Cascadia. The college has designed orientation and onboarding experiences and courses to help students develop tools for future success, e.g. maintaining high levels of engagement, attaining benchmarks, and assuring follow-through especially in the math and English "gateway" courses.
- Equity and Inclusion - Cascadia has identified disparities among race/gender and other historically marginalized and under-

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:35PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

## Description

served student populations. The Gateway Building will allow the college to create a sense of belonging and establish a support network for all students, regardless of their experience or educational goals. Studies have unequivocally linked a student's educational success to feeling that they belong in their college community.

- Superior Educational Experiences - This is the core of student achievement and mission fulfillment. Cascadia aims to ensure a high quality educational experience which includes well-qualified faculty, instructional quality, and relevant coursework while ensuring that each student receives the support they need to be successful.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking

The project will be exploring the following practices to reduce carbon pollution and energy efficiency:

#### Renewable Energy

1. Project shall either provide an on-site solar PV array sized per section C411 or shall comply with one of the available exceptions.
2. Project shall comply with solar readiness requirements to provide a solar zone for future PV per section C411

#### Energy efficiency strategies being explored are:

1. Improved heating efficiency
2. High-performance DOAS
3. Reduced lighting power
4. Heat pump domestic hot water heating (no natural gas boilers)
5. Reduced air infiltration

#### Energy load management and reduction strategies are:

1. Lighting load management
2. HVAC load management
3. Building thermal mass
4. Plug load reductions

#### Hybrid Passive Ventilation:

1. Explore "mixed mode" natural ventilation strategies that take advantage of Bothell's temperate climate to save energy (free cooling) but also allow building systems to react to peak weather conditions. Consider how operable windows (if any) tie into HVAC system operation to prevent undue energy use.

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:35PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

**Description**

Cascadia is in a diverse area of King County. It also has a diverse student population with students of color making up 60% of its student body. The Gateway Building project will serve its underrepresented community by providing an inviting centralized student center that will support students from admittance to enrollment and support their journey through college by providing a collaborative and accessible "Gateway" facility.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
No

**13. Is there additional information you would like decision makers to know when evaluating this request?**  
CC5 is designed to connect to CC1 and CC2 via pedestrian walkways. This project element is of critical importance to our students with disabilities. Cascadia's current physical build-out has only one elevator to serve CC1 and CC2. The walkways will provide redundancy, allowing students access programs in CC1 and 2 when the elevator is out of service (which is a frequent occurrence).

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**  
N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**  
N/A

The College's proposal is available upon request.

**Location**

City: Bothell

County: King

Legislative District: 001

**Project Type**

New Facilities/Additions (Major Projects)



Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:35PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

**Description**

**Growth Management impacts**

No growth management impacts are anticipated.

**New Facility:** Yes

**How does this fit in master plan**

Cascadia College’s strategy is driven by our 2016 Strategic Plan (<http://www.cascadia.edu/discover/governance/strategicplan.aspx>) which is organized along five themes: 1. Access – The Gateway Building is directly linked to this theme, which commits us to increasing access for high school students in northeast King and southeast Snohomish counties, promoting pluralism and social justice, and streamlining the path to bachelor’s degrees. The mechanisms for achieving these goals – expanding Running Start and College in the High School, enhancing math and English opportunities, easing transitions from ABE to college-level coursework, streamlining pathways (including co-enrollment) to four-year institutions, and developing new transfer Admission Guarantees – are precisely aligned with the Gateway principle of developing a comprehensive physical point-of-entry to the institution. 2. Integrated Education – We will enhance interdisciplinary programs, grow community-based learning and internships, and develop/implement a model community college internationalization plan. The Gateway Building will support and promote integrated learning for first-year students. Its one-stop student services function will facilitate ties to local and global cultures and support students from a broad range of backgrounds as they seek to integrate into the campus community. 3. Learning-Centered Environment – We will improve faculty and staff support, extend academic support for students, create physical spaces to support integrated education, and enhance/expand STEM education. Specifically linking institutional goals to physical facilities, this theme demonstrates our understanding of the critical role played by supportive architectural environments. The Gateway Building will not only follow best practices for successful academic buildings, but its student services component will facilitate best practices in enhancing retention, e.g. intensive advising for high-risk students, mandatory orientation, and year-long registration. 4. Assessment of Student Success – A student’s first year at Cascadia offers the ideal opportunity to develop the necessary tools for future success, e.g. maintaining high levels of engagement, attaining benchmarks, and ensuring follow-through especially in gateway courses. As a single facility dedicated to the success of students entering the institution, the Gateway Building is critical to achievement of this theme. 5. Institutional Sustainability – This is the second theme specifically linked to physical facilities through its sub-theme of improving infrastructure, in this case (1) creating and configuring spaces to support growth, integrated learning, program development, and employee effectiveness), (2) providing supportive technology, and (3) maintaining a traffic management plan. The Gateway Building will add essential growth capacity as well as technology-rich, highly flexible classrooms, labs, and instructional support spaces.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	43,304,000	790,000	900,000	1,406,000	40,208,000
	<b>Total</b>	<b>43,304,000</b>	<b>790,000</b>	<b>900,000</b>	<b>1,406,000</b>	<b>40,208,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

Total one time start up and ongoing operating costs

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:35PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

**Operating Impacts**

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>	<u>FY 2031</u>
FTE	Full Time Employee	0.7	2.7	2.7	2.7	2.7
001-1	General Fund-State	114,576	343,728	343,728	343,728	343,728
	<b>Total</b>	<b>114,576</b>	<b>343,728</b>	<b>343,728</b>	<b>343,728</b>	<b>343,728</b>

**Narrative**

37,200 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Mar 2027). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

2025-27 Biennium

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000222	40000222
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Cascadia College
Project Name	CC5 Gateway Building
OFM Project Number	40000222

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	37,200	MACC per Gross Square Foot	\$654
Usable Square Feet	24,230	Escalated MACC per Gross Square Foot	\$697
Alt Gross Unit of Measure			
Space Efficiency	65.1%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	8.21%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	10.20%	Location Used for Tax Rate	18345 Campus Way NE, Bothell, WA 98011
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	To be assigned
Project Administered By	DES		

**Schedule**

Predesign Start	March-22	Predesign End	July-22
Design Start	August-22	Design End	July-25
Construction Start	September-25	Construction End	March-27
Construction Duration	18 Months		

Green cells must be filled in by user

**Project Cost Summary**

Total Project	\$40,815,053	Total Project Escalated	\$43,303,516
		Rounded Escalated Total	\$43,304,000
Amount funded in Prior Biennia			\$3,096,000
<b>Amount in current Biennium</b>			<b>\$40,208,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$247,000		
Design Phase Services	\$1,422,642		
Extra Services	\$1,196,065		
Other Services	\$1,393,195		
Design Services Contingency	\$212,945		
<b>Consultant Services Subtotal</b>	<b>\$4,471,847</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$4,580,584</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$24,314,383	Maximum Allowable Construction Cost (MACC) Escalated	\$25,918,483
GCCM Risk Contingencies	\$843,543		\$900,651
GCCM Management	\$4,038,972		\$4,312,411
Owner Construction Contingency	\$1,459,845		\$1,558,677
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,127,068	Sales Tax Escalated	\$3,334,488
<b>Construction Subtotal</b>	<b>\$33,783,811</b>	<b>Construction Subtotal Escalated</b>	<b>\$36,024,710</b>

Equipment			
Equipment	\$750,000		
Sales Tax	\$76,500		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$826,500</b>	<b>Equipment Subtotal Escalated</b>	<b>\$882,455</b>

Artwork			
Artwork Subtotal	\$215,440	Artwork Subtotal Escalated	\$215,440

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$747,660		
<b>Project Administration Subtotal</b>	<b>\$747,660</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$798,277</b>

Other Costs			
Other Costs Subtotal	\$769,795	Other Costs Subtotal Escalated	\$802,050

Project Cost Estimate			
Total Project	<b>\$40,815,053</b>	Total Project Escalated	<b>\$43,303,516</b>
		Rounded Escalated Total	<b>\$43,304,000</b>

## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0				\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$4,580,584	\$2,206,523	\$2,374,061		\$0
<b>Construction</b>					
Construction Subtotal	\$36,024,710		\$36,024,710		\$0
<b>Equipment</b>					
Equipment Subtotal	\$882,455		\$882,455		\$0
<b>Artwork</b>					
Artwork Subtotal	\$215,440	\$20,513	\$194,927		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$798,277	\$207,995	\$590,282		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$802,050	\$660,969	\$141,081		\$0
<b>Project Cost Estimate</b>					
Total Project	<b>\$43,303,516</b>	<b>\$3,096,000</b>	<b>\$40,207,516</b>	<b>\$0</b>	<b>\$0</b>
	<b>\$43,304,000</b>	<b>\$3,096,000</b>	<b>\$40,208,000</b>	<b>\$0</b>	<b>\$0</b>
	Percentage requested as a new appropriation		<b>93%</b>		

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

This request will fund the construction phase of the Cascadia College CC5 Gateway project.

*Insert Row Here*

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

Project is in design and has selected the GCCM contractor. The project is ready for construction phase funding.

*Insert Row Here*

**What is planned with a future appropriation?**

No further appropriations are necessary for this project once the construction phase is funded.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

Green cells must be filled in by user

## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$247,000			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$247,000</b>	<b>1.0000</b>	<b>\$247,000</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$1,736,674			69% of A/E Basic Services
Basic Services Adjustment	-\$314,032			align with contract
<b>Sub TOTAL</b>	<b>\$1,422,642</b>	<b>1.0000</b>	<b>\$1,422,642</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$45,100			
Geotechnical Investigation	\$26,250			
Commissioning	\$26,160			
Site Survey	\$29,000			
Testing				
LEED Services	\$115,930			
Voice/Data Consultant	\$31,350			
Value Engineering	\$50,540			
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$91,960			
ELCCA/LCCT/Energy Modeling	\$97,630			
CC2 Connection Design	\$52,740			
Concept Budget Verficiation	\$24,690			
Traffic Analysis	\$15,250			
Envelope Consultant	\$33,440			
Interior Design	\$25,080			
Acoustic Design	\$22,520			
Audio Visual Consulting	\$17,160			
Cost Consulting	\$32,000			
Value Engineering Participation	\$43,160			
Funding/Budget management	\$50,000			
Environmental Graphics/Signage	\$25,000			
Lighting Consultant	\$0			included in Electrical
Site Plan Review/Entitlements	\$47,480			
Door Hardware Consultant	\$10,000			
GC/CM Selection	\$28,280			
GC/CM Coordination	\$95,000			
Permit Support & Expediting	\$20,000			



FF&E Selection and Procurement	\$0			moved to CA
Public Art Coordination/Integration	\$15,000			
PV System Design	\$9,900			
Security System Design	\$17,600			
PSE Utility coordination	\$6,600			
Emergency Responders Comms	\$10,560			
Commissioning Basis of Design	\$14,905			
Utility Incentives Procurement	\$10,780			
Reimbursables	\$5,000			
Design Schedule Extension	\$50,000			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,196,065</b>	<b>1.0000</b>	<b>\$1,196,065</b>	Escalated to Mid-Design

**4) Other Services**

<b>Bid/Construction/Closeout</b>	\$780,245			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Civil Design (Above Basic Svcs)	\$12,650			
Voice/Data Consultant	\$14,520			
Landscape Architect	\$20,240			
Acoustic Consultant	\$9,820			
Envelope Consulting	\$38,940			
PV Solar Array	\$2,310			
Emergency Responders Comms	\$2,310			
Security System Design	\$4,950			
Audio Visual Consulting	\$5,610			
FF&E Selection and Procurement	\$60,000			
Commissioning Support	\$14,030			
Commissioning & Training	\$60,000			
LEED Reporting/Monitoring	\$48,900			
Energy Services	\$9,390			
CC2 Connection	\$9,560			
Construction Materials Testing	\$82,000			
Enhanced CA	\$110,000			
Reimbursables	\$10,000			
Construction Audit Consultant	\$56,200			
Record Drawings	\$41,520			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,393,195</b>	<b>1.0677</b>	<b>\$1,487,515</b>	Escalated to Mid-Const.

**5) Design Services Contingency**

Design Services Contingency	\$212,945			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$212,945</b>	<b>1.0677</b>	<b>\$227,362</b>	Escalated to Mid-Const.

<b>CONSULTANT SERVICES TOTAL</b>	<b>\$4,471,847</b>		<b>\$4,580,584</b>	
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## Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>				
G10 - Site Preparation	\$439,210			
G20 - Site Improvements	\$460,793			
G30 - Site Mechanical Utilities	\$415,864			
G40 - Site Electrical Utilities	\$311,428			
G60 - Other Site Construction				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,627,295</b>	<b>1.0419</b>	<b>\$1,695,479</b>	
<b>2) Related Project Costs</b>				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0419</b>	<b>\$0</b>	
<b>3) Facility Construction</b>				
A10 - Foundations	\$813,989			
A20 - Basement Construction				
B10 - Superstructure	\$4,068,100			
B20 - Exterior Closure	\$2,718,935			
B30 - Roofing	\$676,592			
C10 - Interior Construction	\$2,444,125			
C20 - Stairs	\$234,619			
C30 - Interior Finishes	\$1,510,046			
D10 - Conveying	\$292,400			
D20 - Plumbing Systems	\$460,703			
D30 - HVAC Systems	\$3,207,904			
D40 - Fire Protection Systems	\$298,147			
D50 - Electrical Systems	\$3,956,736			
F10 - Special Construction				
F20 - Selective Demolition	\$258,796			
General Conditions				
E10 - from estimate	\$25,531			
E20 - from estimate	\$229,201			
Negotiated Support Services	\$1,491,264			
<b>Sub TOTAL</b>	<b>\$22,687,088</b>	<b>1.0677</b>	<b>\$24,223,004</b>	

<b>4) Maximum Allowable Construction Cost</b>			
MACC Sub TOTAL	<b>\$24,314,383</b>		<b>\$25,918,483</b>
	\$654		\$697 per GSF

<b>5a) GCCM Risk Contingency</b>			
GCCM Risk Contingency	\$843,543		
Other			
<b>Sub TOTAL</b>	<b>\$843,543</b>	<b>1.0677</b>	<b>\$900,651</b>

<b>5b) GCCM Costs</b>			
GCCM Fee	\$1,464,641		
Bid General Conditions	\$1,822,996		
GCCM Preconstruction Services	\$200,000		
Bonds and Insurance	\$551,335		
<b>Sub TOTAL</b>	<b>\$4,038,972</b>	<b>1.0677</b>	<b>\$4,312,411</b>

<b>6) Total Cost of Construction (TCC)</b>			
TCC Sub TOTAL	<b>\$29,196,898</b>		<b>\$31,131,545</b>
	\$785		\$837 per 0

<b>7) Owner Construction Contingency</b>			
Allowance for Change Orders	\$1,459,845		
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$1,459,845</b>	<b>1.0677</b>	<b>\$1,558,677</b>

<b>8) Non-Taxable Items</b>			
Other			
Insert Row Here			
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0677</b>	<b>\$0</b>

<b>9) Sales Tax</b>			
<b>Sub TOTAL</b>	<b>\$3,127,068</b>		<b>\$3,334,488</b>

<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$33,783,811</b>		<b>\$36,024,710</b>
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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$250,000				
E20 - Furnishings	\$500,000				
F10 - Special Construction					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$750,000</b>		<b>1.0677</b>	<b>\$800,775</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0677</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$76,500</b>			<b>\$81,680</b>	
<b>EQUIPMENT TOTAL</b>					
	<b>\$826,500</b>			<b>\$882,455</b>	

Green cells must be filled in by user

## Cost Estimate Details

### Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$215,440				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$215,440</b>		NA	<b>\$215,440</b>	

Green cells must be filled in by user

## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
Cascadia PM Consultant-predesign	\$42,660				
Cascadia PM Consultant-CA	\$705,000				Construction coordination by college.
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$747,660</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$747,660</b>		<b>1.0677</b>	<b>\$798,277</b>	

Green cells must be filled in by user

## Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Permit & Plan Review Fees	\$284,040				Permit Fee
Land Use and Planning Fees	\$14,202				Permit Fee
L&I Electrical Fees	\$20,000				Permit Fee
Technology Fee	\$12,785				Permit Fee
Fire Impact Fee	\$19,207				Impact Fees
Traffic Impact Fee	\$204,012				Impact Fees
Traffic Concurrency	\$4,425				Impact Fees
Park Impact Fee	\$41,049				Impact Fees
Grading Permit	\$5,219				Public Works Fees
Water Service Permit	\$5,965				Public Works Fees
Sewer Permit	\$3,068				Public Works Fees
Stormwater Permit	\$7,542				Public Works Fees
Additional Fees	\$688				Public Works Fees
Technology Fee	\$706				Public Works Fees
Water/Sewer/Storm Facility Charges	\$146,887				Public Works Fees
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$769,795</b>		<b>1.0419</b>	<b>\$802,050</b>	

Green cells must be filled in by user



**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

*Insert Row Here*

**Tab B. Consultant Services**

*Insert Row Here*

**Tab C. Construction Contracts**

*Insert Row Here*

**Tab D. Equipment**

*Insert Row Here*

**Tab E. Artwork**

*Insert Row Here*

**Tab F. Project Management**

*Insert Row Here*

**Tab G. Other Costs**

*Insert Row Here*

## SBCTC program updates for major projects included in a capital budget request

**Project name:** Cascadia: Gateway Building

**OFM project number:** 40000222      **Legislative district(s):** 1

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Predesign to OFM</b>	<b>Construction-phase request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>August 2022</i>	<i>September 2024</i>
Student Services	Student Services	Student Services	Student Services
Foundation Courses	Foundation Courses	Foundation Courses	Foundation Courses
Learning Commons	Learning Commons		
Faculty Offices	Faculty Offices		

SECTION 06

APPENDIX G: BOARD APPROVAL DOCUMENT



**Cascadia College Board of Trustees**

**Action Items**

**May 18<sup>th</sup>, 2022**

**Subject:** CC5 pre-design change request

**Justification:**

The state by way of the SBCTC approved the 61,600 GSF CC5-Gateway Building project through the formal project request process, funding \$24,800,000 for its construction. While the college is grateful to have received funding from the state, due to extreme inflation of materials and labor, the budget is not adequate to build the project as originally envisioned. During the pre-design phase, the Project Management Team (PMT) has undertaken a process of determining the critical program needs that meet the college’s CC5 objectives in alignment with our Strategic Plan.

**Background:**

The PMT has concluded stakeholder interviews. Based on feedback collected through engagement with students and employees, the PMT has determined that the college can meet its needs by constructing a 36,000 GSF that will consolidate all student services in one building.

The PMT recommends program changes as outlined below:

Maintained from original PPR	Added to original PPR	Deleted from original PPR
<i>Student services and offices</i>	<i>Additional services to support Guided Pathways</i>	<i>Formal academic spaces</i>
2 multi-use rooms for presentations/labs/classes	International Programs	10 classrooms
Advising	Outreach & Admissions/New Student Welcome Center	1 computer lab
Financial Aid	StopWatch Espresso	Learning Commons
Enrollment Services		Faculty Office Suite

College & Career Foundations		Workforce Lounge
Workforce		50% of informal learning space
Check-In Area		
Informal learning and gathering spaces		

Note: Bock Learning Center and IS will expand in their current locations which are adjacent to CC5. Testing will be relocated near Bock Learning Center. The pre-design will preserve walkways to connect CC5 to CC2 to enhance access to both buildings in the event of an elevator outage in either building.

**Recommendation:**

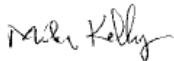
Cascadia College’s Board of Trustees approves 1) reducing the CC5-Gateway Building project from 61,600 GSF to approximately 36,000 GSF and; 2) changing building programming as described.

**Action:**

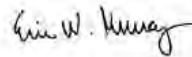
Chair Mike Kelly asks for motion to approve the above recommendation to approve 1) reducing the CC5-Gateway Building project from 61,600 GSF to approximately 36,000 GSF and; 2) changing building programming as described. Trustee Janet McDaniel makes a motion, Trustee Meghan Quint seconds the motion, all in favor, no abstains, motion passes.

All in favor:

	Yes	No	Abstain
Kelly	X		
McDaniel	X		
Ponto	X		
Quint	X		
Seabrooks	X		



Mike Kelly, Board Chair



Dr. Eric Murray, President



MEMORANDUM - DRAFT

18 July 2024

To: Darrell Jennings, SBCTC  
From: Mark Cork, AIA

**RE: Cascadia College - CC-5 Gateway Building  
2025 Funding Request  
Cost Increase Summary**

This memorandum summarizes increases to project costs since initial project funding and reflected in the current Form C100.

**Project History**

The Gateway Building was initially funded for Predesign and Design in the 2021-23 biennium as follows:

Building Size:	61,600 GSF
Project Budget:	<b>\$ 36,852,000</b> (escalated)
MACC/TCC \$/SF	\$404/SF (escalated)
Projected Completion	November 2024

Predesign was completed during the 2021-23 biennium. Recognizing the extreme and unprecedented market conditions and supply chain issues during the pandemic, Cascadia College reduced the project size by 40% in order to maintain alignment with project funding amounts. While the project was not funded for Construction during the 2023-25 biennium, Design commenced under this reduced scope. The current Form C100 reflects the following project information:

Building Size:	37,200 GSF
Project Budget:	<b>\$43,304,000</b> (escalated)
TCC cost/SF	\$710/SF (escalated)
Projected Completion	March 2027

We have estimated the originally approved (2021) project budget, escalated based on OFM rates included in recent versions of the Form C100 and updated based on current project timelines, as follows:

Initial Project Budget (escalated):	\$41,309,000
<b>Current Cost Increase:</b>	<b>\$ 1,995,000</b>

We offer the following justification for this proposed cost increase:

- **Lost buying power due market conditions/construction escalation**  
OFM escalation rates (2.38% in 2021-21, 4.9% in 2023-25, 3.33% in 2025-27) result in a total construction cost escalation of **23.21%** from the original June 2020 base month to the current projected completion month of March 2027. In contrast, the Rider Levitt Bucknall [TPI % Change](#)

[calculator](#) predicts total actual and projected escalation during this timespan as **56.8%**, more than double the OFM rate. Significant market factors that drove this escalation include but are not limited to spiking materials costs (especially metals), labor costs (union wages) and equipment procurement costs (supply chain). To help offset the impact of these extreme market conditions, Cascadia College reduced their building size by 24,400 GSF. Further reduction in building scope would unduly compromise the mission and purpose of the project.

- **Impact of new energy codes**

The project is being designed to comply with the 2021 WA State Energy Code, which has significantly increased energy efficiency requirements since the 2018 code under which the original budget was established. We estimate that the design features required to factors listed below have added **~\$875,000** in direct construction costs (excluding contractor markups) to the CC5 project over what would have been permitted under the 2018 code:

- **C411 Renewable Energy**  
2021 code requires installation of a baseline renewable energy (PV) system vs. a "solar-ready" design in 2018.
- **C406** requires additional building efficiency options to achieve compliance; CC5 is incorporating Enhanced Lighting Controls, Additional PV capacity (beyond the baseline), and enhanced Energy Metering
- **Electrification of all building systems**, including heat pump technology (vs. gas boiler) and decoupled energy recovery required for DOAZ ventilation.

- **Sales Tax** has increased from 10.0% to 10.2% since 2020. This results in a project cost increase of nearly **\$70,000**.

- **Impact to A/E consulting fees**

The current Form C100 incorporates an updated A/E fee schedule that will result in an increase in Basic Services fees for Construction Phase activities. Further, delayed Construction funding has required the team to pause and restart design activities, creating inefficiencies that necessitate additional design fees. Changes to the requested funding would require additional time and cost to accommodate redesign to realign scope and budget.

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:37PM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

**Description**

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 14

**Project Summary**

The project will renovate 5,411 gross square feet (GSF) and add 39,010 GSF to the existing library and student services facility (Lynnwood Hall).

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.)**

Edmonds Community College (EdCC) currently lacks the space needed to adequately serve our students. As we look forward to a future for our college that includes high enrollment growth and an increasingly diverse student body, we are acutely aware of our present space limitations and their impacts on our ability to deliver the high-touch, targeted, and learning resource rich environments that our students need.

These include:

Appropriate and accessible space for diverse student learners - WA SBCTC estimates EdCC enrollment growth at 9% over the next 10 years. Much of that growth is anticipated in Adult Basic Education (ABE) and English as a Second Language (ESL). These programs and students currently struggle to find accessible spaces that meet best practices in teaching and learning, especially computer labs, as these labs are often overbooked and overcapacity. Additionally, the current spaces used are in different buildings from advising and learning resources, leading to confusion amongst our most vulnerable students seeking out additional support.

A library and informal learning areas with space to meet student needs - Our students gravitate to the library as a main area to study, collaborate, and bond, as well as to access a hub of library learning resources offered. Unfortunately, the library does not presently have the space necessary to meet student demand. In particular, group study rooms, the classroom, silent study, and collaborative spaces are all in high demand and lack the capacity to accommodate student need. The result is a library that is loud and overcrowded. AS best-practices in teaching and learning increasingly emphasize active and informal learning spaces, we anticipate that this demand will only grow, increasing the need for active, engaging, and collaborative spaces.

A "heart of campus" for students to study, collaborate, and access learning resources - As described in Educause article Space as a Change Agent, "sometimes learning occurs in classrooms (formal learning); other times it results from serendipitous interactions among individuals (informal learning). Space—physical or virtual—can have an impact on learning. It can bring people together; it can encourage exploration, collaboration, and discussion. Currently many of the essential supports we provide are not centralized to any location and there is no "one-stop-shop" for students to access learning resources, study spaces, and technology support. This is especially important for vulnerable student groups such as ABE and ESL learners. Our campus lacks space that serves as the "heart of campus" for students to gather and access learning resources they need to support their success along their chosen pathways.

Therefore, it is essential that our campus accommodates not only increased enrollment, but better serves the diverse needs of our growing local population. We need to:

- Build space that addresses the needs of our ABE and ESL programs.
- Co-locate wrap-around learning resource support.
- Increase access to technology training and labs.
- Develop shared learning spaces to promote student engagement and learning communities.
- Expand our Library so that students have appropriate study space for their needs on campus.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:37PM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

## Description

Our current facilities, along with the widespread distribution of these critical student learning support services, negatively impact the effectiveness of our programs serving this growing population.

### 2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)?

The project will renovate 5,411 gross square feet (GSF) and add 39,010 GSF to the existing library and student services facility (Lynnwood Hall).

### 3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action?

The Triton Learning Commons will provide space to improve program delivery and student support by expanding and integrating the following programs with the existing programs and services already offered in Lynnwood Hall.

### 4. What alternatives were explored? Why was the recommended alternative chosen?

Three alternatives were explored during the Predesign process: Alternative A (two-sided addition) which was a derivation of the PRR, Alternative B (no action), and Alternative C (one-sided addition). Each option was reviewed against a decision matrix and evaluated based on advantages and disadvantages. Alternative C was the recommended alternative chosen.

Alternative A –A two-sided addition on the north & east facades of Lynnwood Hall was not recommended. It would require relocation of a primary underground electrical main and transformers, remove a culturally significant tree, increase building footprint creating higher need for stormwater treatment, and increase construction costs compared to the reuse of the existing structure in Alternate C.

Alternative B –No action was not recommended. It would result in less student enrollment, insufficient space for program needs and student support, under-sized and insufficiently equipped existing facilities, inability to meet the needs of the college's growing service area, and an existing building that will continue to be an obstacle to improving support and graduation rates for underserved student populations.

Alternative C –A one-sided addition on the north facade of Lynnwood Hall with infill additions within the east & west facades was the recommended alternative chosen. It will improve carbon footprint due to the reuse of the existing structure, reduce structural costs by reusing the existing exterior circulation, reduce building footprint and stormwater treatment demands, reduce the cost of civil & electrical work by keeping the existing underground utilities adjacent to the east façade, save a culturally significant tree, and preserve a sculptural art installation. Alternative C will also provide sufficient space for programmatic needs and student support, meet the needs of the college's growing service area, and improve support and graduation rates for underserved student populations.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup.

The project will support an additional 351 full-time-equivalent students annually.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is expected to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The TLC is directly tied to the Master Plan as it expands the existing Library with needed space along with learning support,



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Project Title: Edmonds: Triton Learning Commons

## Description

basic skills, and open computing labs. The proposal will provide space that can serve students immediately upon completion, and will allow the college to selectively vacate space in Snohomish for the proposed Welcome Center.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC Controls
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Roofing materials with high solar reflectance and reliability
- g) Orient building for natural light and reduced heating and cooling loads
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

Triton Learning Commons will have a separate HVAC system than Lynnwood Hall because of the expected draw on the existing Central Utility Plant, however the two buildings will be a connected space for Clean Buildings Act purposes. Triton Learning Commons will add space to the existing Lynnwood Hall which is a Tier 1 building connected to a District Energy System. Because of the shared airspace of the connected buildings, Triton Learning Commons will be covered by HB1390 for Central Plant Decarbonization as the compliance pathway. Edmonds College is working with a contractor to create a central plant decarbonization plan no later than June 2025 and full implementation of the plan no later than June 2040. In addition, Edmonds College is working with a contractor on installing submetering on the existing heating and cooling loop systems in Lynnwood Hall, although the HVAC in Triton Learning Commons will be submetered separately and not connected to the college's heating and cooling loop district energy system. Triton Learning Commons will be connected to the SkySpark system used by all other buildings on campus for energy benchmarking.

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

The Triton Learnings Commons aims to deliver a shared learning environment that will be more modern and accessible, but also feel like a "welcoming center" inviting students from all ethnic and cultural backgrounds. The consolidation of a learning center with tutoring and mentoring combined with resources such as the Library and the college's Basic Skills program will also help promote student performance.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:37PM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

**Description**

projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).  
No.

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

The Triton Learning Commons project will greatly enhance the education experience for all students through improved access to expanded collaborative study spaces and student success services and resources, improved library spaces and pre-college support programs, all under one roof. The project will also have a profoundly beneficial effect on the rapidly increasing and traditionally underserved immigrant community through expanding English Language Acquisition program space and providing new adjacencies with college resources that will help them persist in pursuing their education goals.

The project Construction Documents (drawings and specifications) have been completed. They are bid-ready and “shovel-ready,” and can be posted for bidders as soon as funding is approved. Construction can begin as soon as bids are procured from contractors and the lowest responsive bidder is awarded a contract Notice to Proceed from DES. If construction is delayed yet another biennium, the project would incur continued additional costs from increased escalation, and solutions would be postponed to the many needs of students which the project provides.

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx>The College’s predesign is available upon request.

**Location**

City: Lynnwood

County: Snohomish

Legislative District: 032

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**New Facility:** No

**How does this fit in master plan**

Renovation and expansion of Lynnwood Hall is called for in the 2016 Edmonds College Master Plan. The TLC is directly tied to the Master Plan as it expands the existing Library with needed space along with learning support, basic skills, and open computing labs. The proposal will provide space that can serve students immediately upon completion, and will afford the college to selectively vacate space in Snohomish for the proposed Welcome Center.

**Funding**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:37PM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	47,556,000	1,937,000	1,158,000	561,000	43,900,000
	<b>Total</b>	<b>47,556,000</b>	<b>1,937,000</b>	<b>1,158,000</b>	<b>561,000</b>	<b>43,900,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	1.2	2.9	2.9	2.9	2.9
001-1	General Fund-State	150,808	361,940	361,940	361,940	361,940
	<b>Total</b>	<b>150,808</b>	<b>361,940</b>	<b>361,940</b>	<b>361,940</b>	<b>361,940</b>

**Narrative**

39,171 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Feb 2027). And, FTE equals the operating cost divided by \$125,000.

**Capital Project Request**

2025-27 Biennium

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000114	40000114
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	699 - Edmonds College
Project Name	Triton Learning Commons
OFM Project Number	40000114 (combined building & infrastructure)

**Contact Information**

Name	Darrell Jennings
Phone Number	(360) 704-4382
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>

**Statistics**

Gross Square Feet	44,421	MACC per Gross Square Foot	\$657
Usable Square Feet	31,272	Escalated MACC per Gross Square Foot	\$699
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.27%
Remodel	No	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	10.60%	Location Used for Tax Rate	20000 68th Ave W Lynnwood, WA 98036
Contingency Rate	5%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	partial renovation of A04627
Project Administered By	DES		

**Schedule**

Predesign Start	January-22	Predesign End	May-22
Design Start	June-22	Design End	August-25
Construction Start	September-25	Construction End	February-27
Construction Duration	17 Months		

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**Project Cost Summary**

Total Project	\$44,774,580	Total Project Escalated	\$47,365,930
		Rounded Escalated Total	\$47,366,000
Amount funded in Prior Biennia			\$3,466,000
<b>Amount in current Biennium</b>			<b>\$43,900,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$279,085		
Design Phase Services	\$2,226,602		
Extra Services	\$1,501,989		
Other Services	\$1,267,035		
Design Services Contingency	\$263,736		
<b>Consultant Services Subtotal</b>	<b>\$5,538,447</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$5,640,091</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$29,166,659	Maximum Allowable Construction Cost (MACC) Escalated	\$31,049,473
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,458,333		\$1,555,167
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,246,319	Sales Tax Escalated	\$3,456,166
<b>Construction Subtotal</b>	<b>\$33,871,311</b>	<b>Construction Subtotal Escalated</b>	<b>\$36,060,806</b>

Equipment			
Equipment	\$2,951,438		
Sales Tax	\$312,852		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$3,264,290</b>	<b>Equipment Subtotal Escalated</b>	<b>\$3,481,040</b>

Artwork			
Artwork Subtotal	\$235,651	Artwork Subtotal Escalated	\$235,651

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$217,226		
<b>Project Administration Subtotal</b>	<b>\$217,226</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$231,650</b>

Other Costs			
Other Costs Subtotal	\$1,647,655	Other Costs Subtotal Escalated	\$1,716,692

Project Cost Estimate			
Total Project	<b>\$44,774,580</b>	Total Project Escalated	<b>\$47,365,930</b>
		Rounded Escalated Total	<b>\$47,366,000</b>



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0		\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$5,640,091	\$1,880,036	\$3,760,055		\$0
<b>Construction</b>					
Construction Subtotal	\$36,060,806		\$36,060,806		\$0
<b>Equipment</b>					
Equipment Subtotal	\$3,481,040		\$3,481,040		\$0
<b>Artwork</b>					
Artwork Subtotal	\$235,651	\$20,737	\$214,914		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$231,650		\$231,650		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$1,716,692	\$1,565,231	\$151,461		\$0
<b>Project Cost Estimate</b>					
Total Project	<b>\$47,365,930</b>	<b>\$3,466,004</b>	<b>\$43,899,926</b>	<b>\$0</b>	<b>\$0</b>
	<b>\$47,366,000</b>	<b>\$3,466,000</b>	<b>\$43,900,000</b>	<b>\$0</b>	<b>\$0</b>
Percentage requested as a new appropriation			<b>93%</b>		

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

This request is for construction-phase funding that will renovate 5,411 GSF and add 39,010 GSF to the existing library and student services facility.

Insert Row Here

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

The design-phase work is complete and the project is bid-ready and shovel-ready.

Insert Row Here

**What is planned with a future appropriation?**

No further appropriations are planned for this project.

Insert Row Here



## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis	\$28,110			
Environmental Analysis				
Predesign Study	\$250,975			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$279,085</b>	<b>1.0000</b>	<b>\$279,085</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$1,536,241			69% of A/E Basic Services
Partial renovation fee adjustment	\$447,523			
Additional A/E Services for Infrastructure	\$242,837			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$2,226,602</b>	<b>1.0000</b>	<b>\$2,226,602</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$100,390			
Geotechnical Investigation	\$40,156			
Commissioning	\$35,137			
Site Survey	\$40,156			
Testing	\$150,585			
LEED Services	\$100,390			
Voice/Data Consultant	\$35,137			
Value Engineering	\$45,176			
Constructability Review	\$45,176			
Environmental Mitigation (EIS)				
Landscape Consultant	\$70,273			
Document Reproduction during design	\$5,020			
Acoustical Consultant	\$35,137			
Hazardous Materials Consultant	\$50,195			
VE Participation of Design Team	\$45,176			
Constructability Participation of Design Team	\$45,176			
Document repro for VE and CR	\$5,020			
Traffic Analysis	\$28,110			
Roof & Envelope Consultant	\$40,156			
Audio/Visual, & CATV Consultant	\$35,137			
Stormwater Report (SWPP, NOI), & Permitting	\$20,078			
Energy Conservation Report (ELCCA)	\$55,215			
Interior Design Consultant	\$45,176			
Art Work Design Coordination	\$5,020			
Energy Modeling	\$15,059			

Signage Consultant	\$40,156			
Executive Order 13-03 (LCCA) for predesign and design	\$25,098			
SEPA/Land Use Services	\$25,098			
PV Solar Array Design	\$10,039			
FF&E Coordination	\$10,039			
Door Hardware Consultant	\$12,047			
Food Service Consultant	\$10,039			
Special Renderings and Presentations	\$20,078			
Historic Preservation Consulting	\$81,461			
Lighting Consultant	\$35,137			
As-built existing building	\$60,234			
Civil Design (Above Basic Svcs)	\$70,273			From infrastructure C-100
Landscape Consultant	\$10,039			From infrastructure C-100
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,501,989</b>	<b>1.0000</b>	<b>\$1,501,989</b>	Escalated to Mid-Design
<b>4) Other Services</b>				
<b>Bid/Construction/Closeout</b>	\$690,195			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Post bid Commissioning and Training, and A/E Participation	\$130,507			
Record Drawing Documentation	\$52,203			
Construction Observation	\$130,507			
Roof/Envelope Inspection	\$26,101			
Advertising	\$2,610			
Geotechnical Construction Services	\$39,152			
Building Envelope (WAB) Testing	\$26,101			
Haz Mat Monitoring and Inspections	\$26,101			
Document Reproduction for base bid and construction	\$13,051			
Construction Inspection and Materials Testing	\$130,507			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$1,267,035</b>	<b>1.0664</b>	<b>\$1,351,167</b>	Escalated to Mid-Const.
<b>5) Design Services Contingency</b>				
Design Services Contingency	\$263,736			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$263,736</b>	<b>1.0664</b>	<b>\$281,248</b>	Escalated to Mid-Const.
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$5,538,447</b>		<b>\$5,640,091</b>	

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$554,680				
G20 - Site Improvements	\$772,048				
G30 - Site Mechanical Utilities	\$624,848				
G40 - Site Electrical Utilities	\$246,511				
G60 - Other Site Construction					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$2,198,087</b>		<b>1.0419</b>	<b>\$2,290,187</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0419</b>	<b>\$0</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$651,447				
A20 - Basement Construction					
B10 - Superstructure	\$2,809,023				
B20 - Exterior Closure	\$2,942,239				
B30 - Roofing	\$668,399				
C10 - Interior Construction	\$3,666,792				
C20 - Stairs	\$10,400				
C30 - Interior Finishes	\$1,695,565				
D10 - Conveying					
D20 - Plumbing Systems	\$632,910				
D30 - HVAC Systems	\$3,228,476				
D40 - Fire Protection Systems	\$271,950				
D50 - Electrical Systems	\$4,823,941				
F10 - Special Construction					
F20 - Selective Demolition	\$459,259				
General Conditions	\$2,223,439				
E10 - Equipment	\$174,216				
E20 - Fixed Furnishings	\$192,184				
Contractor's Overhead and Profit	\$2,518,332				



Insert Row Here			
Sub TOTAL	\$26,968,572	1.0664	\$28,759,286

**4) Maximum Allowable Construction Cost**

MACC Sub TOTAL	\$29,166,659 \$657		\$31,049,473 \$699 per GSF
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**7) Owner Construction Contingency**

Allowance for Change Orders	\$1,458,333		
Other			
Insert Row Here			
Sub TOTAL	\$1,458,333	1.0664	\$1,555,167

**8) Non-Taxable Items**

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0664	\$0

**9) Sales Tax**

Sub TOTAL	\$3,246,319		\$3,456,166
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<b>CONSTRUCTION CONTRACTS TOTAL</b>	<b>\$33,871,311</b>		<b>\$36,060,806</b>
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## Cost Estimate Details

Equipment				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>				
E10 - Equipment	\$1,021,909			
E20 - Furnishings	\$1,226,291			
F10 - Special Construction				
IT Equip/Computers/Printers	\$703,238			
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$2,951,438</b>	<b>1.0664</b>	<b>\$3,147,414</b>	
<b>2) Non Taxable Items</b>				
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$0</b>	<b>1.0664</b>	<b>\$0</b>	
<b>3) Sales Tax</b>				
<b>Sub TOTAL</b>	<b>\$312,852</b>		<b>\$333,626</b>	
<b>EQUIPMENT TOTAL</b>				
	<b>\$3,264,290</b>		<b>\$3,481,040</b>	

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## Cost Estimate Details

### Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$235,651				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$235,651</b>		<b>NA</b>	<b>\$235,651</b>	

Green cells must be filled in by user



## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
EdCC Facilities Management/Construction Coordination	\$217,226				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$217,226</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$217,226</b>		<b>1.0664</b>	<b>\$231,650</b>	

Green cells must be filled in by user



**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

<i>Insert Row Here</i>

**Tab B. Consultant Services**

<i>Insert Row Here</i>

**Tab C. Construction Contracts**

<i>Insert Row Here</i>

**Tab D. Equipment**

<i>Insert Row Here</i>

**Tab E. Artwork**

<i>Insert Row Here</i>

**Tab F. Project Management**

<i>Insert Row Here</i>

**Tab G. Other Costs**

<i>Insert Row Here</i>

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Edmonds Community College – Triton Learning Commons

**OFM project number:** 40000114      **Legislative district(s):** 32

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the College Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Predesign to OFM</b>	<b>Construction-phase Funding request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>April 2022</i>	<i>September 2024</i>
Basic Skills	Basic Skills	Basic Skills	
Library	Library	Library	
Learning Support Center	Learning Support Center	Learning Support Center	No changes
Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs	

July 26, 2024

Mr. Darrell Jennings  
Capital Budget Director  
Washington State Board for Community and Technical Colleges  
1300 Quince St SE  
Olympia, WA 98501

*Re: Cost Increase Narrative  
Edmonds College Triton Learning Commons  
OFM Project Number 40000114*

Dear Darrell,

We respectfully submit this memo to accompany the budget update for the Edmonds College Triton Learning Commons project.

Based on the information included in your June 20<sup>th</sup> e-mail, we understand the total escalated cost estimate when the project received design funding in the 2021-23 biennium based on the June 2020 C-100 was \$38,365,000, and the estimated total escalated amount for the 2025-27 request using OFM’s escalation rate would be \$42,215,000.

Due to several cumulative factors which were previously unexpected, the revised total project budget in 2024 is greater than this amount.

**Explanation of the unexpected (increased) costs**

The revised total project budget includes the following unexpected costs:

1. A/E fee increases for Bid/Construction/Closeout phase: We understand OFM is scheduled to increase the A/E fee schedule effective July 1, 2025, to align with actual labor costs - the first increase in 10 years since 2015. Negotiated not to exceed hourly rates are scheduled to increase. The revised budget includes an estimated 30% increase of “Other Services” category fee line items for Bid/Construction/Closeout.
2. Increase of Construction Costs: The costs for construction have increased at an unexpectedly high rate over the past four years. The total unescalated MACC in the June 2020 C-100s was \$21,228,770 Building + \$1,539,353 = \$22,768,123 total and in the draft June 2024 C-100 was \$26,097,534 – an increase of approx. 14.6%. The updated unescalated MACC construction cost estimate for June 2024 was \$29,166,685 - an increase of approx. 28.1% from the June 2020 C-100s. In their letter attached, project cost estimator Bayley Construction demonstrates the actual construction cost escalation for the Seattle area increased by 36% from June 2020 to June 2024.
3. Energy Code update: Although difficult to quantify, the updates to the 2021 WA State Energy Code certainly contributed to the unexpected increase of construction costs. While we were coordinating these requirements, we received a letter dated 11/22/2022 from our project mechanical engineer, Metrix Engineering, which noted the numerous impacts to the project scope related the 2021 WA State Energy Code update.
4. Increase of “Equipment” category costs: The costs for furnishings and equipment have increased at an unexpectedly high rate over the past four years. The total unescalated cost (pre-tax) for Equipment, Furnishings, and IT Equip/Computers/Printers in the June 2020 C-100 was \$2,270,337 and in the draft June

2024 C-100 was \$2,268,767 – a slight reduction. In their letter attached, Workpointe describes the costs for commercial furniture increased by 38% since 2020.

### **Ways your college has mitigated or will mitigate the estimated (increased) costs**

The college and project team have mitigated the estimated increased costs in several ways. The following are some key examples:

1. Square footage reduction: During the design phase, to partially offset the unexpected increases in construction costs, the total square footage of the scope was reduced by approx. (9.4%). After extensive design analysis, the college determined this to be the maximum extent of reduction which could be achieved without removing any programs from the scope, and within the constraints of the existing Lynwood building, site, and jurisdictional code requirements.
2. Additive Alternates: During the CD phase, cost increases were partially offset by moving several items of scope from the base bid into additive alternate bid items. This reduced the cost of base bid scope and will allow more flexibility for bidding scope options.
3. Value Study: An integrated Value Study was performed on the Schematic Design documents by Team RHA LLC in collaboration with the college and design team. Key functions and efficiencies were identified and addressed, including Comfort Occupants, Manage Stormwater, Update Aesthetic, Minimize Maintenance, Phase Construction, Support Redundancy, Reduce Energy, Improve Navigability, Transmit Information, Reduce Risk, and Support Load. The college and design team also performed internal Value Engineering processes prior to completing the Design Development and Construction Documents phases. These processes mitigated increased costs by reducing risk components of the project.
4. Constructability Review: A thorough Constructability Review was conducted on the Construction Documents by Team RHA LLC. In addition to reviews of construction drawings and project manual specifications, RHA provided analysis of schedule, cost, construction operations, build-ability (construction approach), and biddability. The design team revised the CDs in accordance with the review comments and provided responses to close out each item. This will mitigate increased costs by reducing potential change orders caused by errors & omissions.
5. Construction Sequencing and Logistics Review: An on-site construction sequencing and logistics review was performed by Bayley Construction during the Construction Documents phase. This included two on-site meetings/walk-throughs, and reviews/redlines on the site sequencing plans and schedules. The design team made revisions in accordance with the redline comments. This will mitigate increased costs by reducing potential change orders caused by schedule and sequencing issues during construction.
6. DES QC Review: A diligent Quality Control review was conducted on the Construction Documents by the DES Project Manager. The design team revised the CDs in accordance with the review comments and provided responses to close out each item. This will mitigate increased costs by reducing potential change orders caused by errors & omissions.

The college and project team will continue to mitigate the estimated increased costs through disciplined and effective project delivery throughout the duration of the project.

### **Identification of other funding that may be applied to the project**

The college does not have additional funding available for this project. Using other college resources would adversely impact student success goals.



Thank you for reviewing these explanations and information. Please don't hesitate to contact me if you have any questions.

Sincerely,

McGranahanPBK

A handwritten signature in black ink, appearing to read 'Matt Lane'.

Matt Lane, AIA, DBIA, LEED AP

Principal

Distributions: Dr. Amit Singh, Chris Szarek & James Mulik, Edmonds College; Indra Jain, DES  
Attachments: Bayley Explanation of Construction Cost Escalation Increase Letter 7/15/2024  
Workpointe Explanation of Furniture Cost Escalation Increase Letter 7/20/2024

# BAYLEY

07/15/2024

Darrell Jennings  
WA State Department of Enterprise Services

RE: Edmonds Triton Learning Commons Budget

Mr. Jennings,

Bayley Construction has been working with McGranahan Architects to develop Construction Budgets for the design phase of the Edmonds Community College Triton Learning Center. Per your request since the design phase funding and construction budget for this project is higher than the design funding from the Legislature approved in 2021-23 biennium of \$38,365,000, we have provided below back-up of Construction Cost Escalations since that original approved budget. The State Office of Financial Management OFM has projected a target budget of \$42,215,000 for 2025-2027 biennium accounting for cost escalation since the original budget was approved. This is a 10% cost adjustment. The actual market escalation rates are much higher than the rates that OFM used, and McGranahan/Bayley proposed budget is still within the original budget being updated with actual escalation rates over the last 4 years.

Bayley Construction is using reports developed by RLB Rider Levett Bucknall (attached) to show the actual construction cost escalation for the Seattle area over the last four years. RLB is reporting that Construction costs have increased 36% for Seattle from June 2020 to June 2024. Based on this the project funded budget of \$38,365,000, this should be increased to \$52,176,400 to accommodate inflation.

Seattle's cost escalation has been considerably higher than the National Average over these 4 years. We have attached a National Construction Cost Index graph showing cost change from 2019 to end of 2023 on average across the US. This index shows two other agencies that track construction costs ENR-BCI (Engineering News Record) and CPI Consumer Price Index. Cost Index changes from mid 2020 to end of 2023 for each of these is below.

CPI 150.96 to 173.92= 15.2%  
ENR BCI 201.73 to 233.14=15.6%  
RLB 226 to 258.62= 14.43%

These numbers do not include the added cost from January 1<sup>st</sup> through June of 2024 nor the considerably higher escalation that Seattle encountered above the National average.

We have also included an article on how Seattle Construction Costs have increased 6.53 % from April 2023 to April 2024.

If you need any additional information regarding this cost escalation let us know.

Sincerely,

Jon Lindberg  
Senior Estimator

**BAYLEY**

8005 S.E. 28th St.  
Mercer Island, WA 98040

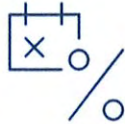
**P** (206) 621-8884  
**F** (206) 343-7728

[www.bayley.net](http://www.bayley.net)



# RLB Rider Levett Bucknall Report

TPI-Total Percentage Increase



## RLB TPI % Change

ALTERNATIVE DATE (to date)

Jun 2024

RELATIVE TO

BASE DATE (from date)

Jun 2020

FOR

SEATTLE x

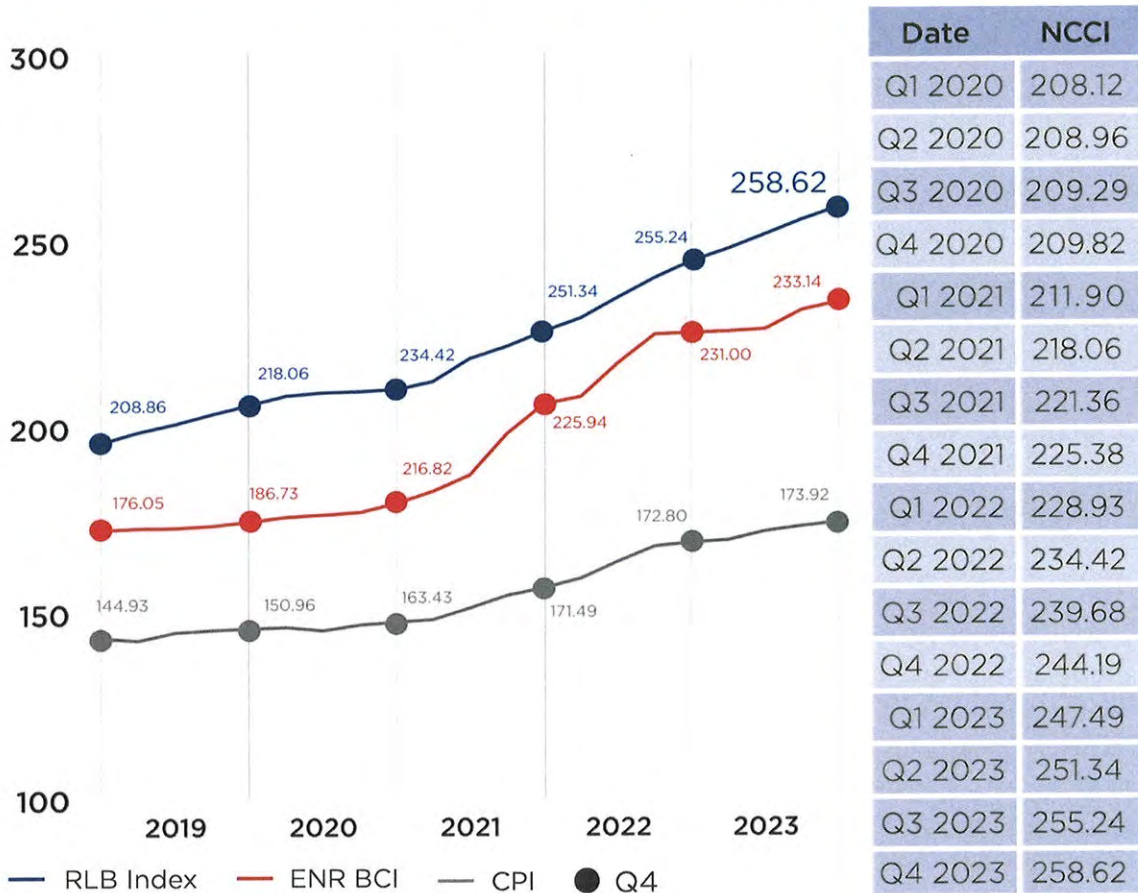
CALCULATE

The resultant percentage indicates that the RLB TPI % change from June 2020 (base date) to June 2024 (alternative date) is:

Seattle	36.0%
---------	-------

# UNITED STATES

## NATIONAL CONSTRUCTION COST INDEX



Welcome to the fourth quarter 2023 issue of the RLB Quarterly Cost Report! This issue contains data current to mid-Q4 2023.

**\$2,027.1**  
billion

According to the U.S. Department of Commerce, construction-put-in-place during October 2023 was estimated at a seasonally adjusted annual rate of \$2,027.1 billion, which is

**0.6%**  
above

the revised September 2023 estimate of \$2,014.7 billion, and

**10.7%**  
above

the October 2022 estimate of \$1,830.5 billion.

The National Construction Cost Index shows the changing cost of construction between January 2020 and October 2023, relative to a base of 100 in April 2001. Index recalibrated as of April 2011.





July 10, 2024

## Seattle's soaring construction costs are starting to slow

By [SHAWNA GAMACHE](#)  
Special Projects Editor

It's still extremely expensive to build in the Emerald City, but construction cost increases appear to be moderating.

Rider Levett Bucknall's Quarterly Construction Cost Report for the second quarter of 2024 shows that while Seattle's construction cost increases still outran those of many major U.S. cities, our rate of increase continues to slow.

RLB's latest report says the cost of construction in Seattle jumped 6.53% year over year from last April, second only to Chicago's 7.67% increase, and not far from Portland's 6.31%, Las Vegas' 6.07% and Boston's 6.02%. Nationally, the average was 5.41%.

But zeroing in on just the second quarter, Seattle was among the cities that experienced gains lower than the national average of 1.12%, with a 0.97% increase in construction costs over the previous quarter.

Boston, Chicago, Honolulu, Los Angeles, Portland, San Francisco and Washington DC all experienced increases over the national average this quarter. San Francisco topped the list, with inflation of 1.57%.

Denver, Las Vegas, New York and Phoenix joined Seattle with gains lower than the national average for the period. New York and Denver experienced the most cost relief, with increases of 0.78% and 0.77% in the second quarter.

Nationwide, building cost increases appear to be slowing as well, with that 5.41% average down year-over-year from 2023's second quarter average increase of 7.22%.

*Shawna Gamache can be reached by email or by phone at (206) 219-6518.*

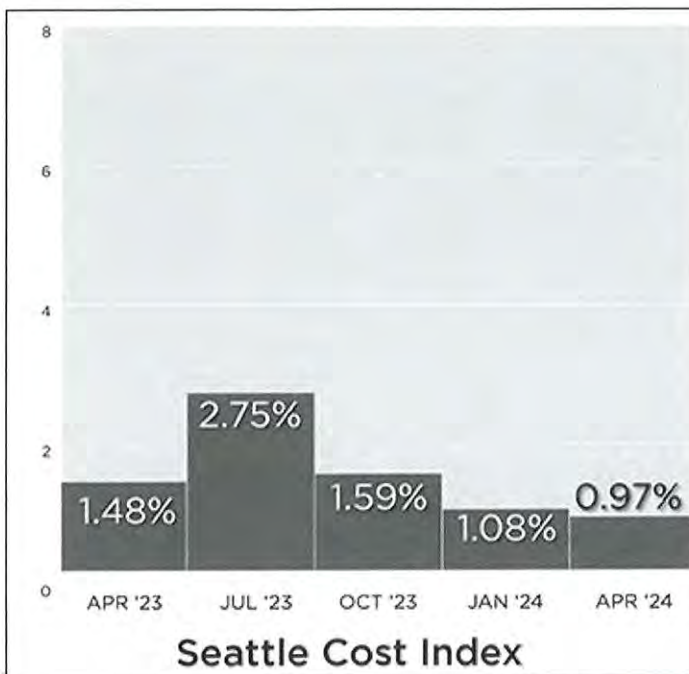
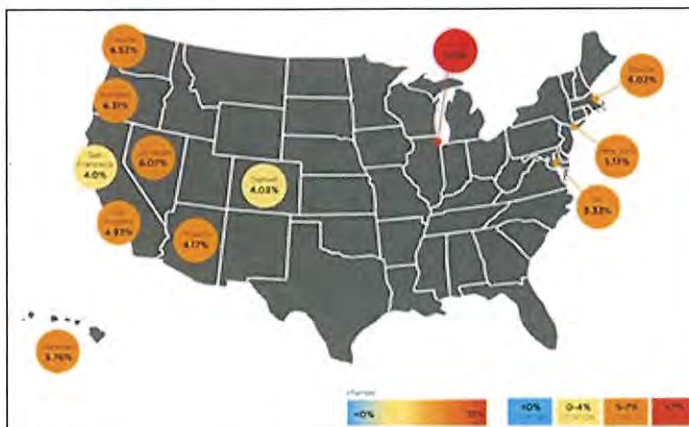


Image from RLB report [\[enlarge\]](#)

**Zeroing in on the most recent quarter, construction cost increases continued to moderate in Seattle after last summer's spike and were below the 1.12% national average.**



[\[enlarge\]](#)

**Chicago jumped ahead of Seattle in year-over-year construction cost increases from April 2023 to April 2024, with Portland, Las Vegas and Boston close behind the Emerald City.**



Workpointe  
9877 40th Ave S  
Seattle, WA 98118

7.20.24

Matt Lane  
Principal  
McGranahan Architects  
2111 Pacific Ave, Suite 100  
Tacoma, WA 98402

Dear Matt:

For the commercial furniture industry, 2020 brought wild, unpredictable increases in product costs, fuel surcharges and freight fees multiple times that year. It continued through 2021, and lessened somewhat in 2022. 2023 began to stabilize a little, and 2024 feels more steady with an average increase so far of about 4%. Collectively we estimate an increase since 2020 of 38%. Historically, annual escalation pre-COVID was 3%, so for the same time frame, we would have expected a 15% collective increase versus 38%.

- 12% for 2020-21
- 9% for 2021-22
- 8% for 2022-23
- 5% for 2023-24
- 4% so far in 2024

Sincerely,

LeeAnn Banfield  
Account Manager, Workpointe  
206.774.6886  
leeann@workpointe.com

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:38PM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

**Description**

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 15

**Project Summary**

The project will renovate an existing building to create a 71,860 gross square foot facility on the Renton campus.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Health Sciences programs are among the most popular offerings at Renton Technical College (RTC), and with good reason. The college boasts a well-qualified, dedicated faculty and demand for qualified healthcare workers in the region is strong and growing. However, one major obstacle prevents the college from delivering the finest Health Sciences education possible: outdated and poorly configured buildings that house these programs. Scattered around campus, Building B and two other decades-old facilities restrict the use of modern technologies and prevent inter-professional collaboration, two mainstays of contemporary healthcare occupations.

For more than ten years, the number one priority of RTC's facilities master plan has been to build a state-of-the-art Health Sciences Center to replace these inadequate facilities. Most of the programs are taught in the 50-year-old Building B that is not only awkwardly configured for labs, it is also in diminished condition due to its age. The Facility Condition Survey (FCS) states that the building has "poor amenities for contemporary allied health education" and "should be replaced" given "significant system deterioration." Program educators are challenged with major, ongoing facility deficiencies that are listed as sub-standard by accrediting teams during their site evaluations. Among the most common deficiencies accreditors note are insufficient lab space, lack of dedicated simulation space, and lack of storage that results in equipment being "parked" in the hallways.

Besides being unsatisfactory for housing Health Sciences education, Building B has inadequate wayfinding, ADA accessibility issues, and is not compliant with current building codes. In the future, through a comprehensive renovation, Building B could potentially revert to a standard classroom building. For this reason, the building will not be razed at the time it is vacated. However, the scale of Building B, its construction type and lack of modern infrastructure renders it inappropriate for lab space. The consequences of continuing to teach highly technical and collaborative coursework in multiple, substandard, under-scaled facilities include failing to meet students' educational needs or fulfill future demands for both enrollment and community healthcare employment. For students in the Health Sciences programs, it means limited opportunities to practice hands-on skills required in the contemporary healthcare workplace, skills that are best learned and assessed in simulation labs outfitted with modern equipment and technology and reinforced through inter-professional teamwork.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will renovate an existing building, Building H, to create a 71,860 gross square foot facility on the Renton campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3]**

The revised location repurposes an existing structure in the heart of campus, providing visibility, connectivity and a significant

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:38PM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

## Description

in-person presence based on the hands-on nature of these programs. The newly renovated facility will consolidate RTC Health Sciences programs into a single building to promote inter-professional collaboration among students and faculty, and further the development of technological and pedagogical approaches to Health Sciences instruction. It will allow for dedicated lab space with the technology infrastructure needed to deliver high-quality healthcare education that reflects the contemporary workplace. Being able to provide a learning environment representative of what graduates will find in the workplace will lead to greater student access and improved success rates.

The proposed building renovation will allow for flexible adjustments to the mix of programs in order to respond to the evolving needs of the healthcare economy. The building will be cost-efficient, program-driven, and environmentally sustainable. It will be a source of pride, for not only the college but the entire community, as it connects the school to residents through several public healthcare offerings. The project will focus development to improving the student experience on campus in these post Covid times. The project will improve Health Sciences education across the board, facilitating RTC student success and helping fulfill workforce demands in Renton and the larger region.

The project concept included in this proposal is simple and achievable. The newly renovated building averts programmatic disruptions on campus by relocating the program to an existing building which will require extensive modernization and energy upgrades to be relevant and meet clean building goals in the future. The newly renovated building will have an effective life span exceeding 50 years and will be designed to flex with industry developments, and even grow through future expansion. The college is excited about how this project will transform the delivery of Health Sciences education on the RTC campus and the community outreach and partnerships it will facilitate.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

RTC has studied all options - renovation, replacement and new construction. The best option for the college is to renovate and enclose new program space in an existing, outdated building. The primary goal of the college is to consolidate all Health Sciences programs into one building, to strengthen collaboration between faculty and students, share resources, and better represent healthcare delivery in the real world. No other option available can produce these attributes.

The consequences of doing nothing include failure to meet student enrollment and failure to provide top-notch Health Sciences education. Students and faculty will continue to operate in outdated labs that are not fully accessible with equipment that does not reflect what is found in the workplace. Doing nothing fails to prepare students properly for careers in fields that increasingly rely on innovative technologies and multi-discipline teamwork. In addition:

- Student wait lists will grow. Students will leave the district to enroll at other public and private institutions with greater capacity and more contemporary Health Sciences education facilities, unimpressed by the old, cramped facilities of Building B.
- Healthcare job openings in Renton and the region will likely remain unfilled if RTC is unable to keep up with growing demand and technical changes in the industry.
- Program and Institutional goals will not be achieved.
- Cohorts will not have access to modern technology, leaving students unprepared for the workplace.
- Instructional methodologies will be limited, making it harder to attract and retain quality Renton faculty.
- Interdisciplinary project learning, and connections with STEM will not be realized.
- Health and safety issues in Building B will continue to grow. Some students will be prevented from full access due to ADA accessibility issues.
- Operational and maintenance costs paid by the state will rise exponentially, as systems continue to decline in current aging facilities.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:38PM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

## Description

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 131 full-time-equivalent students annually.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The projects is to be funded through general obligation bonds appropriated through the state's capital budget.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The RTC Campus Master Plan, updated in 2017, identifies strategies for campus improvements over the next few decades. During the planning process that included extensive programs interviews, tours, and studies of student and workplace demand, a Health Sciences Center was re-confirmed to be the college's highest priority. With the changes in education over the last five years, RTC believes that investing in the main campus center and re-envisioning and improving existing construction at the center of campus is of increasing value and the best application of the project funds.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

Yes, it does both per below. The project will seek LEED Silver. Importantly, the project reuses existing construction saving significant amounts of carbon by not excavating, retaining three stories of concrete and steel structure. The envelope and all lighting will be fully replaced and upgraded to modern standards drastically improving energy efficiency.

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC efficiency. The project will seek LEED Silver Certification and exceed energy efficiency baseline and code.
- b) All new sources for heat will be electric.

## Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:38PM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

**Description**

- c) Post occupancy commissioning and Enhanced Commissioning in line with LEED requirements are planned for the project
- d) Time of day and occupancy programming of lighting: Occupancy and daylighting sensors and controls are planned for the building
- e) Efficient lighting: Energy efficient LEDs will be utilized throughout the building and site.
- f) Minimize building surface area for necessary floor area: The building footprint is established, but instead of exterior walkways with excessive building envelope and inefficient circulation, the building will be enclosed as one volume reducing surface area and increasing usable square footage.
- g) Roofing materials with high solar reflectance and reliability: A quality metal roof in good condition exists and will be retained. Improved insulation beneath will be included in the project scope.
- h) Orient building for natural light and reduced heating and cooling loads: The building is already constructed so orientation cannot be changed. The location and type of windows and exterior materials will consider lighting and heat management and sunlight control.
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements. Limited paving is included in scope, but heat island effect will be considered for materials selection and shading opportunities.
- j) Increase transportation choices - drive, walk, bike or public transit: Bike storage will be provided, as will showers. Existing sidewalks and bus stops allow for alternative transportation although due to location and hills, driving is the primary mode of transportation.

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Renton Technical College is one of the most racially diverse institutions of higher education in Washington State. People of color make-up 60% of the student body representing the expanding diversity in South King County. This proposal looks to upgrade its current health science facility with a larger, more modern replacement proving more enrollment growth in the medical sciences and creating more educational opportunities in these disciplines for underrepresented students which is more than half the student body.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

No.

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

Renovating Building H offers the best value to Washington taxpayers, proposes a more sustainable alternative to new construction, and provides the college the maximum scope, the revitalization of an underutilized campus building, and the greatest potential for long-term program growth, at reasonable cost.

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A – the project received its first appropriation in the 2021-23 biennium.

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally**



**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 9/3/2024 2:38PM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

**Description**

approved salmon recovery plan, and/or advances a known tribal priority.  
N/A

The preceding responses are excerpts from the project proposal and predesign prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here - <https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**Location**

City: Renton

County: King

Legislative District: 011

**Project Type**

Remodel/Renovate/Modernize (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	56,075,000	543,000	371,000	3,083,000	52,078,000
	<b>Total</b>	<b>56,075,000</b>	<b>543,000</b>	<b>371,000</b>	<b>3,083,000</b>	<b>52,078,000</b>
<b>Future Fiscal Periods</b>						
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State					
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.8	1.6	1.6	1.6	1.6
001-1	General Fund-State	100,069	200,138	200,138	200,138	200,138
	<b>Total</b>	<b>100,069</b>	<b>200,138</b>	<b>200,138</b>	<b>200,138</b>	<b>200,138</b>

**Narrative**

21,660 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Month/Year). And, FTE equals the operating cost divided by \$125,000.

**OFM**

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 9/3/2024 2:38PM

**Project Number:** 40000204

**Project Title:** Renton: Health Sciences Center

**Operating Impacts**

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**Capital Project Request**

2025-27 Biennium

\*

<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000204	40000204
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

**STATE OF WASHINGTON**  
**AGENCY / INSTITUTION PROJECT COST SUMMARY**

*Updated June 2024*

Agency	Renton Technical College	
Project Name	Health Sciences Center	
OFM Project Number	40000204	

**Contact Information**

Name	Darrell Jennings	
Phone Number	(360) 704-4382	
Email	<a href="mailto:djennings@sbctc.edu">djennings@sbctc.edu</a>	

**Statistics**

Gross Square Feet	71,860	MACC per Gross Square Foot	\$471
Usable Square Feet	45,390	Escalated MACC per Gross Square Foot	\$502
Alt Gross Unit of Measure			
Space Efficiency	63.2%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.04%
Remodel	Yes	Projected Life of Asset (Years)	50

**Additional Project Details**

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	3.33%	Higher Ed Institution	Yes
<a href="#">Sales Tax Rate %</a>	10.30%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	10%		
Base Month (Estimate Date)	June-24	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

**Schedule**

Predesign Start	November-21	Predesign End	June-22
Design Start	December-22	Design End	July-25
Construction Start	September-25	Construction End	March-27
Construction Duration	18 Months		

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**Project Cost Summary**

Total Project	\$52,923,124	Total Project Escalated	\$56,075,144
		Rounded Escalated Total	\$56,075,000
Amount funded in Prior Biennia			\$3,997,000
<b>Amount in current Biennium</b>			<b>\$52,078,000</b>
Next Biennium			\$0
Out Years			\$0

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

Consultant Services			
Predesign Services	\$415,561		
Design Phase Services	\$2,577,600		
Extra Services	\$1,848,234		
Other Services	\$1,838,907		
Design Services Contingency	\$668,030		
<b>Consultant Services Subtotal</b>	<b>\$7,348,333</b>	<b>Consultant Services Subtotal Escalated</b>	<b>\$7,518,054</b>

Construction			
Maximum Allowable Construction Cost (MACC)	\$33,825,178	Maximum Allowable Construction Cost (MACC) Escalated	\$36,051,330
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$3,382,518		\$3,611,515
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,832,441	Sales Tax Escalated	\$4,085,325
<b>Construction Subtotal</b>	<b>\$41,040,137</b>	<b>Construction Subtotal Escalated</b>	<b>\$43,748,170</b>

Equipment			
Equipment	\$3,134,141		
Sales Tax	\$322,817		
Non-Taxable Items	\$0		
<b>Equipment Subtotal</b>	<b>\$3,456,958</b>	<b>Equipment Subtotal Escalated</b>	<b>\$3,690,995</b>

Artwork			
Artwork Subtotal	\$278,981	Artwork Subtotal Escalated	\$278,981

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$262,050		
<b>Project Administration Subtotal</b>	<b>\$262,050</b>	<b>Project Administration Subtotal Escalated</b>	<b>\$279,791</b>

Other Costs			
Other Costs Subtotal	\$536,666	Other Costs Subtotal Escalated	\$559,153

Project Cost Estimate			
Total Project	<b>\$52,923,124</b>	Total Project Escalated	<b>\$56,075,144</b>
		Rounded Escalated Total	<b>\$56,075,000</b>



## Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	Current Biennium		Out Years
			2025-2027	2027-2029	
<b>Acquisition</b>					
Acquisition Subtotal	\$0		\$0		\$0
<b>Consultant Services</b>					
Consultant Services Subtotal	\$7,518,054	\$3,399,312	\$4,118,742		\$0
<b>Construction</b>					
Construction Subtotal	\$43,748,170		\$43,748,170		\$0
<b>Equipment</b>					
Equipment Subtotal	\$3,690,995		\$3,690,995		\$0
<b>Artwork</b>					
Artwork Subtotal	\$278,981	\$27,203	\$251,778		\$0
<b>Agency Project Administration</b>					
Project Administration Subtotal	\$279,791	\$66,438	\$213,353		\$0
<b>Other Costs</b>					
Other Costs Subtotal	\$559,153	\$504,047	\$55,106		\$0
<b>Project Cost Estimate</b>					
Total Project	\$56,075,144	\$3,997,000	\$52,078,144	\$0	\$0
	\$56,075,000	\$3,997,000	\$52,078,000	\$0	\$0
			93%		
Percentage requested as a new appropriation					

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

This request will fund the construction phase of the Renton Health Sciences Center project.

*Insert Row Here*

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

A revision to the project predesign is pending approval by OFM. Preliminary design work has begun and will proceed after OFM decision.

*Insert Row Here*

**What is planned with a future appropriation?**

No future appropriations are planned for this project once the construction phase is fully funded.

*Insert Row Here*

## 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					
Other					
Insert Row Here					
<b>ACQUISITION TOTAL</b>	<b>\$0</b>		<b>NA</b>	<b>\$0</b>	

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## Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
<b>1) Pre-Schematic Design Services</b>				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$415,561			
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$415,561</b>	<b>1.0000</b>	<b>\$415,561</b>	Escalated to Design Start
<b>2) Construction Documents</b>				
<b>A/E Basic Design Services</b>	\$2,577,600			69% of A/E Basic Services
Other				
Insert Row Here				
<b>Sub TOTAL</b>	<b>\$2,577,600</b>	<b>1.0000</b>	<b>\$2,577,601</b>	Escalated to Mid-Design
<b>3) Extra Services</b>				
Civil Design (Above Basic Svcs)	\$249,600			
Geotechnical Investigation	\$45,008			
Commissioning	\$28,130			
Site Survey	\$45,008			
Testing	\$45,008			
LEED Services	\$78,000			
Voice/Data Consultant	\$45,008			
Value Engineering	\$88,192			
Constructability Review	\$88,192			
Environmental Mitigation (EIS)	\$45,008			
Landscape Consultant	\$156,000			
ELCCA	\$56,259			
LCCT	\$84,389			
Reimbursables inc Reprographics prior to bid	\$56,259			
Advertising	\$2,250			
Traffic Analysis	\$52,000			
Hazardous Materials Consultant	\$45,008			
Acoustic Design	\$45,008			
Interior Design				
Security Consultant	\$41,600			
Audio Visual Consultant	\$52,000			
Lighting Consultant	\$39,382			
Value Engineering Participation	\$45,008			
Constructability Review Participation	\$45,008			
Independent Cost Estimating	\$28,130			
Door Hardware Consultant	\$20,800			
Envelope Consultant	\$56,259			

Land Use	\$20,000				
Art Coordination	\$5,720				
Building H Studies	\$90,000				
Revised Schematic Design	\$150,000				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,848,234</b>	<b>1.0000</b>	<b>\$1,848,234</b>	Escalated to Mid-Design	
<b>4) Other Services</b>					
<b>Bid/Construction/Closeout</b>	<b>\$1,158,052</b>			31% of A/E Basic Services	
HVAC Balancing					
Staffing					
Commissioning & Training	\$113,406				
LEED Reporting & Monitoring	\$78,615				
Reimbursables/Reprographics for bid and construction	\$56,703				
Construction Materials Testing	\$85,055				
Extended CA Support	\$347,076				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,838,907</b>	<b>1.0677</b>	<b>\$1,963,402</b>	Escalated to Mid-Const.	
<b>5) Design Services Contingency</b>					
Design Services Contingency	\$668,030				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$668,030</b>	<b>1.0677</b>	<b>\$713,256</b>	Escalated to Mid-Const.	
<b>CONSULTANT SERVICES TOTAL</b>	<b>\$7,348,333</b>		<b>\$7,518,054</b>		

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## Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Site Work</b>					
G10 - Site Preparation	\$230,417				
G20 - Site Improvements	\$914,058				
G30 - Site Mechanical Utilities	\$317,515				
G40 - Site Electrical Utilities	\$126,000				
G60 - Other Site Construction	\$0				
General Conditions & DC for Site	\$195,389				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$1,783,379</b>		<b>1.0419</b>	<b>\$1,858,103</b>	
<b>2) Related Project Costs</b>					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation	\$450,000				
Stormwater Retention/Detention	\$240,000				
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$690,000</b>		<b>1.0419</b>	<b>\$718,911</b>	
<b>3) Facility Construction</b>					
A10 - Foundations	\$66,176				
A20 - Basement Construction					
B10 - Superstructure	\$259,720				
B20 - Exterior Closure	\$3,165,929				
B30 - Roofing	\$231,104				
C10 - Interior Construction	\$3,616,351				
C20 - Stairs	\$32,800				
C30 - Interior Finishes	\$1,993,801				
D10 - Conveying	\$195,000				
D20 - Plumbing Systems	\$1,222,777				
D30 - HVAC Systems	\$4,693,579				
D40 - Fire Protection Systems	\$476,420				
D50 - Electrical Systems	\$5,231,320				
F10 - Special Construction	\$1,509,400				
F20 - Selective Demolition	\$1,282,699				
General Conditions	\$7,049,723				
Specialty Medical Lighting	\$325,000				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$31,351,799</b>		<b>1.0677</b>	<b>\$33,474,316</b>	
<b>4) Maximum Allowable Construction Cost</b>					
<b>MACC Sub TOTAL</b>	<b>\$33,825,178</b>			<b>\$36,051,330</b>	

\$471

\$502 per GSF

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**7) Owner Construction Contingency**

Allowance for Change Orders

Insert Row Here

**Sub TOTAL**

**8) Non-Taxable Items**

Insert Row Here

**Sub TOTAL**

**9) Sales Tax**

**Sub TOTAL**

**CONSTRUCTION CONTRACTS TOTAL**

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## Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Equipment</b>					
E10 - Equipment	\$960,432				
E20 - Furnishings	\$1,396,991				
F10 - Special Construction					
Simulation Mannequins	\$206,718				
AV Systems	\$320,000				
ITC/Data/EQ	\$250,000				
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$3,134,141</b>		<b>1.0677</b>	<b>\$3,346,323</b>	
<b>2) Non Taxable Items</b>					
Other					
Insert Row Here					
<b>Sub TOTAL</b>	<b>\$0</b>		<b>1.0677</b>	<b>\$0</b>	
<b>3) Sales Tax</b>					
<b>Sub TOTAL</b>	<b>\$322,817</b>			<b>\$344,672</b>	
<b>EQUIPMENT TOTAL</b>					
<b>EQUIPMENT TOTAL</b>	<b>\$3,456,958</b>			<b>\$3,690,995</b>	

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## Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Artwork</b>					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$278,981				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
<b>ARTWORK TOTAL</b>	<b>\$278,981</b>		<b>NA</b>	<b>\$278,981</b>	

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## Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
<b>1) Agency Project Management</b>					
Agency Project Management	\$0				
Additional Services					
College Project Coordination (Clerk of the Works)	\$262,050				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$262,050</i>				
<b>PROJECT MANAGEMENT TOTAL</b>	<b>\$262,050</b>		<b>1.0677</b>	<b>\$279,791</b>	

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## Cost Estimate Details

### Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$100,000				
Historic and Archeological Mitigation					
Permit Fees	\$250,000				
City of Renton Transportation Fee	\$186,666				
Insert Row Here					
<b>OTHER COSTS TOTAL</b>	<b>\$536,666</b>		<b>1.0419</b>	<b>\$559,153</b>	

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**C-100(2024)**  
**Additional Notes**

**Tab A. Acquisition**

<i>Insert Row Here</i>

**Tab B. Consultant Services**

<i>Insert Row Here</i>

**Tab C. Construction Contracts**

<i>Insert Row Here</i>

**Tab D. Equipment**

<i>Insert Row Here</i>

**Tab E. Artwork**

<i>Insert Row Here</i>

**Tab F. Project Management**

<i>Insert Row Here</i>

**Tab G. Other Costs**

<i>Insert Row Here</i>

**SBCTC program updates for major projects included in a capital budget request**

**Project name:** Renton Technical College: Health Science Center

**OFM project number:** 40000204 **Legislative district(s):** 11

**Authority:**

- RCW 28B.50.140(2) gives college boards of trustee the authority and duty to create education and training programs that address local student and community needs.
- RCW 28B.50.090(1) gives the state board the power and duty to submit a single budget request for state capital funding.

**Procedure:**

The capital request includes a narrative that describes the program needs being addressed by the proposed project. Some narratives also identify the programs that need temporary accommodation during construction and how that need will be met.

Based upon the request, the Governor and members of the legislature develop expectations as to which programs will benefit from their decision to fund or continue funding a project. However, for a variety of reasons, the programs affected by a project may change between the time the project is initially proposed and the time construction is completed. The legislature has expressed interest in being kept abreast of program changes once a project has received state funding and until it is completed. There is also interest in knowing that the college has addressed stakeholder interests impacted by any changes.

To meet these needs, please update the following list of programs impacted by the capital project and provide documentation that the college board of trustees has approved any program changes in a public meeting. If there are no changes, please indicate that on the list also.

Requests for state appropriations will not be submitted to the Office of Financial Management for Governor or legislative consideration without this update.

Attach a copy of the college Board of Trustees resolution for every change.

**List of programs impacted by project at each milestone:**

<b>College Proposal</b>	<b>Design-phase funding request</b>	<b>Predesign to OFM</b>	<b>Construction-phase funding request</b>
<i>December 2017</i>	<i>September 2020</i>	<i>August 2022; revised June 2024</i>	<i>TBD</i>
Anesthesia Technologist	Anesthesia Technologist	Anesthesia Technologist	Anesthesia Technologist
Central Service Technician	Central Service Technician	Central Service Technician	Central Service Technician
Dental Assistant	Dental Assistant	Dental Assistant	Dental Assistant
Massage Therapy Practitioner	Massage Therapy Practitioner	Massage Therapy Practitioner	Massage Therapy Practitioner
Medical Assistant	Medical Assistant	Medical Assistant	Medical Assistant
Medical Coding	Medical Coding	Pending	RTC Board of Trustees will be approved program removal at 9/21/2022 meeting. Agenda and minutes attached.

**SBCTC program updates for major projects included in a capital budget request**

Nursing Programs	Nursing Programs	Nursing Programs	Nursing Programs
Ophthalmic Assistant	Ophthalmic Assistant	Pending	RTC Board of Trustees will be approved program removal at 9/21/2022 meeting. Agenda and minutes attached. decision.
Pharmacy Technician	Pharmacy Technician	Pharmacy Technician	Pharmacy Technician
MA-Phlebotomy Technician	MA-Phlebotomy Technician	MA-Phlebotomy Technician	MA-Phlebotomy Technician
Surgical Technologists	Surgical Technologists	Surgical Technologists	Surgical Technologists
Veterinary Assistant	Veterinary Assistant	Veterinary Assistant	Veterinary Assistant

*Continental Breakfast – 8:30 AM*

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<b>I. Board Retreat Agenda</b>	<b>Information/Action/Presenter</b>
<b>1. CALL TO ORDER</b>	<b>9:00 AM</b>
<b>2. WELCOME, INTRODUCTIONS, ICE BREAKER</b> Facilitator: Felis Peralta, ED, Puget Sound Educational Service District	Information
<b>3. 2021-2022 BOARD SELF-EVALUATION</b>	Information
<b>4. THE ROLE OF THE TRUSTEE</b>	Information
5. <i>Break</i>	
<b>6. STRATEGIC PLAN DISCUSSION</b>	Information
7. <i>Lunch</i>	
<b>8. ANNUAL GOAL SETTING</b>	Information
<b>9. TRAINING: Open Public Meetings Act, Public Records</b> Facilitator: John Clark, Assistant Attorney General	Information
10. <i>Break</i>	
<b>II. Regular Board Meeting Agenda</b>	<b>Information/Action/Presenter</b>
<b>1. CALL TO ORDER</b>	<b>3:00 P.M.</b>
A. Notation of Quorum	
B. RTC Land Acknowledgement	
<b>2. ADOPTION OF MINUTES</b>	<b>ACTION</b>
A. June 15, 2022 – Regular Meeting	
<b>3. COMMUNICATIONS</b>	Information
A. General Information/Introductions	
B. Correspondence	
C. Public Comments from the Audience	
D. <b>Associated Student Government</b>	
E. Renton Federation of Teachers	
F. Written Communication Reports	
<b>4. ACTION ITEMS</b>	
A. Project Scope and Program Reduction Approval: Allied Health Sciences Center	
B. Draw Request Approval: Innovation Fund, FY 2022-2023	

**5. DISCUSSION/REPORTS**

- A. Budget Update
- B. President's Report

Information  
Vice President Jackson  
Dr. Harden

**6. BOARD of TRUSTEES**

- A. Trustee Tuesday, September 13, 2022
- B. Transforming Lives Committee Selection
- C. Board Liaison- Open Positions
  - 1. Primary and Secondary, Legislative Action Committee (LAC)
  - 2. RTC Advisory Council Liaison
  - 3. RTC Foundation Liaison
- D. Trustee Recruitment
- E. Annual Board Meeting Schedule 2023- Draft
- F. Board Meeting Survey

Information  
Information

Dr. Yoshiko Harden  
First Review  
Board Members

**7. MEETINGS**

- A. Regular Board Meeting – October 19, 2022

Information

**8. ADJOURNMENT**

**ACTION**

**EVENT REMINDERS**

ACCT Leadership Congress | Oct. 26-29, 2022 · Marriott Marquis · NY, NY  
ACT Legislative Action Committee Retreat · Nov. 17, 2022 · Hilton · Seatac, WA  
ACT Fall Conference · Nov. 18, 2022 · Hilton · Seatac, WA  
ACT New Trustee Orientation · Jan 23, 2023 · Olympia Hotel · Olympia, WA  
ACT Transforming Lives Award Dinner · Jan 23, 2023 · Olympia Hotel · Olympia, WA

**AGENDA ITEM: 4. ACTION**

**SUBJECT:**

BOARD CONSIDERATION	
Information	
<b>X</b>	<b>Action</b>

**BACKGROUND:**

**A. Project Scope and Program Reduction Approval: Allied Health Sciences Building Project**

Extreme inflation has impacted the initial budgeted cost of the Allied Health Sciences Building project. To continue the project and maintain critical programs that align the project with the RTC strategic plan, Vice President Jackson will request approval to reduce the project scope. The two reductions are as follows:

- 1) Reduce the Allied Health Science Center GSF from 69,992 to approximately 56,525 and;
- 2) Remove the Medical Coding and Ophthalmic Assistant programs from Allied Health Sciences Center to consolidate the majority of remaining programs into one building.

The full recommendation is attached for Trustee review.

**B. Draw Request Approval: Innovation Fund, FY 2022-2023**

Vice President Jackson will request approval to expend two hundred thousand dollars (\$200,000) from RTC's innovation fund in Fiscal Year 2022-2023 to hire the following two positions:

- 1) Apprenticeship Coordinator: This position would work with our apprenticeship partners in Student Registration Support Services and with Worker Retraining staff to qualify apprentices for worker retraining benefits.
- 2) Credentialing and Transcripts Evaluator.

Renton Technical College will rebuild innovation fund reserves over 5 years starting in Fiscal Year 2023-2024 by depositing into reserves an amount of \$40,000 each year.

**RECOMMENDATION:**

Approve as presented.

**Recommendation to the RTC Board of Trustees  
September 21, 2022**

**Subject**

RTC’s Allied Health Science Center – Reduction in scope of project

**Recommendation**

Renton Technical College’s Board of Trustees approves 1) reducing the Health Science Center project from 69,992 GSF to approximately 56,525 GSF and; 2) changing building programming.

**Justification**

The state by way of the SBCTC approved the **69,992 GSF** Health Science Center project through the formal project request process, funding **\$46,195,992** for its construction. While the college is grateful to have received funding from the state, due to extreme inflation of materials and labor and timing of the project funding, the budget is not adequate to build the project as originally envisioned. During the pre-design phase, the Project Management Team (PMT) has undertaken a process of determining the critical program needs that meet the college’s Allied Health Science Center objectives in alignment with our Strategic Plan.

**Background**

The PMT has concluded stakeholder interviews, and based on feedback collected through engagement with employees and consultants, the PMT has determined that the college can meet its needs by constructing a **56,525 GSF** that will consolidate most Allied Health programs into one building. The PMT recommends program changes as outlined below:

<b>College Proposal</b>	<b>Design-phase funding request</b>
<i>December 2017</i>	<i>September 2020</i>
Anesthesia Technologist	Anesthesia Technologist
Central Service Technician	Central Service Technician
Dental Assistant	Dental Assistant
Massage Therapy Practitioner	Massage Therapy Practitioner
Medical Assistant	Medical Assistant
Medical Coding	<del>Medical Coding</del>
Nursing Programs strategies	Nursing Programs <del>Ophthalmic Assistant</del>
Pharmacy Technician	Pharmacy Technician
MA-Phlebotomy Technician	MA-Phlebotomy Technician
Surgical Technologists	Surgical Technologists
Veterinary Assistant	Veterinary Assistant



## **MEETING MINUTES**

### **I. BOARD RETREAT – PART 1**

#### **1. CALL TO ORDER**

Vice Board Chair Frieda Takamura called the meeting to order at 9:00 a.m. with no quorum. At 10:50 a.m. Trustee Jessica Norouzi arrived at which time quorum was made.

#### **2. 2021-2022 BOARD SELF-EVALUATION**

The Board of Trustees discussed the self-evaluation for 2021-2022 with the option of continuing the discussion at a future board meeting.

#### **3. ICE BREAKER**

Executive Director for the Puget Sound Educational Service District, Felis Peralta, was invited to work with the board and president on Equity, Diversity and Inclusion planning for the college. Executive Director Peralta shared a slide presentation to assist in developing guiding values with Trustees and Dr. Harden.

#### **4. THE ROLE OF THE TRUSTEE**

This topic was deferred to a future meeting of the board.

#### **5. STRATEGIC PLAN DISCUSSION**

This topic was deferred to a future special meeting of the board to be scheduled before the regular October 19, 2022, regular board meeting.

#### **6. ANNUAL GOAL SETTING**

This topic was deferred to a future special meeting of the board to be scheduled before the October 19, 2022, regular board meeting.

#### **7. TRAINING**

Assistant Attorney General John Clark presented training for Trustees and Dr. Harden on the Open Public Meetings Act and Public Records.

#### **8. ADJOURNMENT**

There being no further business, Vice Board Chair Takamura adjourned the Board of Trustees at 2:45 p.m. and until the start of the Regular Board Meeting scheduled to begin at 3:00 p.m.



**II. REGULAR MEETING – PART II**

**1. CALL TO ORDER**

Vice Board Chair Frieda Takamura called the meeting to order at 3:00 p.m. Notation of quorum was made. The RTC Land acknowledgement was noted with the consideration for reviewing how best to share this information at future RTC Board meetings, per Vice Board Chair Takamura.

Vice Board Chair Frieda Takamura introduced new RTC President, Dr. Yoshiko Harden who has a rich twenty-two-year career in the Community and Technical College system in Washington state. Dr. Harden comes most recently from serving as the interim President at Seattle Central Community College (SCCC) and prior to that she served as Vice President of Student Services at SCCC. Dr. Harden has served on the leadership, Equity, Diversity, Inclusion (DEI), and bargaining teams at Bellevue Community College and Highline Community College. Vice Board Chair Frieda Takamura introduced New Trustee, Jessica Norouzi who was in attendance for her first RTC board meeting. Trustee Norouzi stated that it was her privilege and honor to serve on the board.

**2. ADOPTION OF MINUTES**

Vice Board Chair Takamura asked for a motion to approve the following minutes:

**A. June 15, 2022 – Regular Meeting**

***Trustee Unti introduced a motion to approve the meeting minutes for the regular meeting held on June 15, 2022, as presented. Trustee Norouzi seconded; motion carried.***

**3. COMMUNICATIONS**

**A. General Information/Introductions** Dr. Harden introduced Doris Martinez, Executive Director of DEI who started at RTC September 1. Director Martinez is RTC’s inaugural DEI Executive Director. She comes most recently from Highline Community College where she served as Associate Dean. Director Martinez comes with board leadership experience in inclusivity, equity, diversity and student services. Vice President of Student Services Gilmore-English introduced three new employees. Julie Darrah-Cappelli, Veterans Services and Agency Fund Manager who has decades of experience and began at RTC in January and has now transitioned into a permanent role. Eva Juarez, Director of Outreach and Recruitment who started at RTC in August and most recently comes from Bellevue Community College where she oversaw outreach efforts and has over twenty-two years of experience. Kellie Luther, High School Program Outreach and Recruitment Manager, who will focus on K-12 recruitment efforts, is filling the proviso position and comes from the Renton School District with fifteen years of experience there. Dr. Delaney introduced four new staff members. Interim Dean of Nursing, Terry Trillo postponed retirement to take the role at RTC. Interim Dean of College and Career Pathways (CCP), Ali Cohen, who has been working with RTC’s high school programs and provides a tremendous background in CCP, grants and technical expertise that is much needed in the role. Interim Associate Dean Samantha Nelson, who stepped up from her current Student Services role, effective October 1. Director of the Center for Innovative Teaching and Learning, Christie Fierro, who began with RTC over the summer and has a wealth of experience in the instructional technology field.

**B. Correspondence** There was no correspondence.

**C. Public Comments from the Audience** There were no audience comments.

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September 21, 2022**

- D. Associated Student Government (ASG) Associate Dean of Student Engagement and Retention Wade Parrot shared updates from ASG and Student Leadership. The ASG office is staffed with two FT staff: Director Walter Lutsch and Administrative Assistant Mary McGee. Once the ASG President and Vice President roles are filled, the office will be fully staffed with five. New Student Orientation (NSO) occurred in-person September 14 with approximately two hundred students attending in-person. Student Services toured approximately fifty students to get their laptops, ID cards. A virtual NSO had approximately one hundred and fifty students. Surveys were sent to students after the NSO sessions, and feedback will be shared at a future board meeting. Associate Dean Parrot shared information regarding two scholarships. The Transforming Lives Award, which is accepting applications from students whose lives have been transformed by attending a Washington state community of technical college. RTC Trustees will review and make recommendations for the statewide award at the October board meeting. Each of the RTC nominees will be awarded \$250 are awarded through the RTC Board Scholarship fund, with an additional amount awarded to final selected student nominees at the state level. The Phi Beta Kappa scholarship will accept four academic nominees this year: two from students who will be entering the workforce and two from students looking to transfer to continue their education. The Phi Beta Kappa scholarship offers up to \$5k in potential scholarship awards.
- E. Renton Federation of Teachers RFT President Donna Maher welcomed all into fall quarter and reported on concerns related to ctLink, Canvas and RTC’s technology in general. President Maher shared a letter which offered a positive note in assuming good intent.
- F. Written Communication Reports Reports were included in the board packet.

**4. ACTION ITEMS**

- A. Project Scope and Program Reduction Approval: Allied Health Sciences Center  
***Trustee Norouzi introduced a motion to approve the reduction of project scope for the Allied Health Sciences Center as proposed, seconded by Trustee Unti; motion carried.***
- B. Draw Request Approval: Innovation Fund, FY 2022-2023  
***Trustee Unti introduced a motion to approve the Innovation Fund Draw Request for FY 2022-2023, as proposed, seconded by Trustee Norouzi; motion carried.***

**5. DISCUSSION/REPORTS**

- A. Budget Update - Monthly Operations Vice President Jackson shared the financial information for the month ending July 2022. RTC should be at approximately 8.3% of revenues and expenses. RTC is currently approximately 5.9% of revenues. Revenues are down approximately \$6.2m from year over year, due to the lost HEERF funds and the Scott/Jewitt donation. Tuition collection is up because of timing and booking of tuition revenues and not because of enrollment. FTE is down approximately 10% overall and 16% for tuition paying from the previous year even though headcount is up by about two hundred students. It should be noted that current students are taking about two credits fewer per student on average. Food services is \$22k higher this July than July 2021 and still significantly lower than pre-pandemic sales. Expenses are approximately 6.5% and \$450k less for July 2022 compared to July 2021. Salaries and benefits are up about \$137k for July 2022 compared to July 2021. Financial

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aid dropped by \$310k due expending all student HEERF funds. Total cash and College reserves are approximately \$22.9m. Trustee Unti expressed his appreciation for VPA Jackson's presentation and consistently clear format in sharing this information.

- B. President's Report** Dr. Harden provided her initial report since joining Renton Technical College in July. She met with RTC Trustees and has begun to build those relationships. Dr. Harden is spending time getting to know people at RTC, learning what is working and not working at the college. The Cabinet has been supportive and is a wonderful team to work with as she comes into her role. Deepening the equity work and community engagement provides excitement on campus and Dr. Harden is eager to spend more time with DEI Executive Director, Doris Martinez, in developing this work. Technology solutions at RTC continue to be identified and worked on. Dr. Harden reviewed the SBCTC FY2023-24 Operating and Capital legislative budget and will be looking for trustees, staff and students to join her in advocating for RTC in Olympia during the session this year. Dr. Harden thanked Vice Board Chair Takamura for joining the Fall Kickoff and Foundation Director, Carrie Shaw for the wonderful event, noting her delight in seeing so many people in the RTC cafeteria for Kickoff. Dr. Harden and other Cabinet members will attend the Kent Chamber Gala September 24 and the Northwest Alliance for Education luncheon on October 4. RTC Foundation Director, Carrie Shaw organized an introductory lunch for Dr. Harden and Chamber of Commerce Presidents. Dr. Harden reported that she completed her Aspen Fellowship this summer and presented her capstone project, addressing trends in Black male college enrollments, which are down, and especially during COVID. Her project has specific applications toward technical colleges as they tend to draw higher number of male students. Dr. Harden continues to monitor Governor Inslee's COVID proclamation with regards to higher education, masking, and vaccinations. Dr. Harden is being set-up as the new RTC President on social media and welcomes all to follow her.

Dr. Harden reported on the four priorities that the SBCTC included in the FY2023-24 Budget proposal for the legislature:

- 1) Provide fully funded competitive compensation for faculty and staff.
- 2) Advance Equity, Diversity and Inclusion: This request looks for specific amounts assigned to each college to expend as per their needs dictate.
- 3) Provide increased funding for Workforce Development Programs: A challenge for all the colleges since these high-demand programs are required in industries to maintain skill levels, but this comes with high-costs.
- 4) Provide increased funding to expand Learning Technology: This requests funds an array of components and training to foster student success and staff/faculty development.

Vice Board Chair Takamura thanked all in advance who may join legislative events in Olympia. Trustee Unti is excited that Dr. Harden is onboard and offered her his support, asking Dr. Harden how he and others might be of assistance now. Dr. Harden requested for people to let her know about specific groups or people in the community that may be beneficial for her to meet with and to offer to make introductions. Vice Board Chair Takamura reaffirmed the rule of no surprises for Trustees and all to provide advance information and symbiosis as Dr. Harden comes into her Presidency.

**6. BOARD of TRUSTEES**

- A. Trustee Tuesday, September 13, 2022** Board Secretary Alanna Malone provided a report on the Trustee Tuesday meeting which featured new Executive Director of the SBCTC, Paul Francis. Executive Director Francis spoke about his background and his plan and goals as

**Board of Trustees –Retreat and Regular Meeting  
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he comes into his new role and detailed the SBCTC’s FY2023-24 legislative budget proposal. He stated that he will visit every Community and Technical College in the state in his first year of his service.

- B. Transforming Lives Committee Selection** Vice Board Chair Takamura reported that she and Trustee Norouzi comprise the committee for application review and selection with recommendations for nominee advancement to be offered at the October 19 Board Meeting.
- C. Board Liaison Roles** Liaison role assignments are deferred until there is a full board of trustee and with Board Chair Entenman’s input. Volunteers will be accepted to fill the duties as specific requirements are needed. Dr. Harden reported that former Trustee, Shaunie Wheeler-James, will continue to serve on the RTC Advisory Council and that these meetings will be scheduled for the current academic year very soon. Trustee Norouzi stated her interest in serving in the RTC Advisory Council Liaison role.
- D. Trustee Recruitment** Dr. Harden provided an update on trustee recruitment, noting Trustee Unti’s continuance on the board until a suitable replacement is named. Dr. Harden is working with local labor leaders, including former Trustee Wheeler-James, to identify potential applicants to fill the labor seat on the RTC Board.
- E. Board Meeting Schedules 2023** Vice Board Chair Takamura thanked Board Secretary Alanna Malone and Dr. Harden for the 2022-2023 draft Board Meeting and Study Session calendars and especially the scheduled tenure sessions for this year.
- F. Board Meeting Survey** Trustees thanked Vice Board Chair Takamura for stepping in to chair the Board Meeting for Board Chair Entenman. During the upcoming legislative session, Vice Board Chair Takamura may be stepping in more frequently since Chair Entenman may be occupied with her official legislative duties.

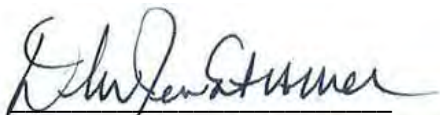
**7. MEETINGS**

- A.** A special board meeting will be scheduled prior to the next regular board meeting.
- B.** The next regular board meeting is scheduled for October 19, 2022.

**8. ADJOURNMENT**

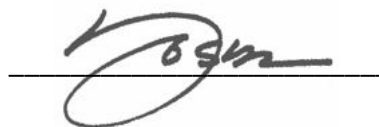
***There being no further business, Trustee Unti moved to adjourn the Board of Trustees’ regular meeting at 4:33 p.m., seconded by Trustee Norouzi; motion carried.***

DEBRA ENTENMAN, Board Chair  
Board of Trustees



Renton Technical College

YOSHIKO HARDEN, President  
Board of Trustees



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:17PM

Project Number: 40000522

Project Title: Everett: Student &amp; Family Resource Center

## Description

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 27

### Project Summary

Construct 28,000 GSF new student and family resource center on the Everett College main campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Ask an Everett Community College (EvCC) student parent to describe their college experience and you do not hear the voice of a typical college student. You are more likely hear the voice of someone who feels isolated from classmates, overwhelmed by assignments, and dismissed by the institution. These student parents often lack the sense of community we know to be the key to a genuinely rewarding education. College for them may simply become a means to an end rather than an opportunity for exploration, betterment, and wonder.

EvCC's difficulties in assuring access to a well-rounded education extends beyond student parents. To begin an education at EvCC, prospective students must first access our Student Services department for registration, advising, testing, cashiering, and financial aid at their offices in three separate buildings. For these students, who are likely not familiar with our campus, these services are confusing to access. To resolve this issue, EvCC plans to develop a small, temporary One-Stop for these services on the East Campus. This is a welcome but stopgap solution.

For student parents and prospective new students, it does not have to be this way. EvCC proposes to address the needs of student parents and prospective new students through construction of a new Student & Family Resource Center.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

This project will provide a single new 28,000 GSF facility on the East campus

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.3 and 3.3.2]**

The Student & Family Resource Center (SFRC) will be a two-story facility prominently located on our East Campus. This portion of campus is very easy to access from North Broadway, the primary neighborhood thoroughfare. The SFRC will house comprehensive Student Services offices based on the one-stop model for prospective students, complementary Basic Skills instructional spaces available to all EvCC departments, and a Family Resource Center focused on the specific needs of student parents. Rounding out the facility will be informal lounge spaces for students making use of building functions and support services for those in need of sustenance, clothing, and/or housing.

There is no easily accessible space available on campus to support the facility we propose. Without action the Family Resource Center we envision will be deferred to a future opportunity and our student parents will continue to be marginalized and unable to access services that could help them reach their full potential. Without action the Student Services One-Stop constructed in the AMTEC building during the 2021-23 biennium will remain there indefinitely. This space, which was recently made available for college use when tenant Providence Hospital vacated it, is intended to support expansion of the AMTEC program. Without this space, AMTEC will not meet future demand and will not provide prospective students an entry point to well-paying and satisfying careers.

Both failures would jeopardize the college's ability to address the significant equity issues we have observed.

**4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

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Project Title: Everett: Student &amp; Family Resource Center

## Description

Renovate existing space: While space is in high demand throughout campus, when the library vacates Parks Student Union some space could be available for a function such as the Family Resource Center. There are several reasons that suggest this is a poor idea. The FRC requires outdoor space, which is not available along the perimeter of Parks. Also, any function that can reasonably be expected to see the presence of children must have significant perimeter security. This would be difficult to enact in a busy student union. Ultimately, we found this approach to be a poor use of state funds.

Build at location depicted in the Master Plan: Geotechnical investigations conducted early in the design of the LRC have found this original site to be a poor use of state funds. The presence of a filled ravine within the footprint of the facility would require either the (1) removal of unsuitable fill and its replacement with structural fill or (2) deep footings such as piles. Quantifying this, additional geotechnical work conducted during the Baker Hall predesign concluded soil 13 feet in depth or more. The SFRC has an important mission and every dollar spent needs to support it. High site development costs could come at the cost of badly needed above-ground space.

In addition to poor soil, a central premise of the SFRC is that it be visible to the community and easily accessible. The location we propose in the preferred alternative is clearly superior in this regard.

**5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

This project will support an additional 80 full-time-equivalent Basic Skills students. The remaining space will be used for student services.

**6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

We propose this project be 100 percent funded through legislative appropriation.

**7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate.[See proposal section 2.2]**

The Student & Family Resource Center is our highest priority development project not already in-process. It adheres to the Master Plan Guiding Principles adopted to accommodate effective learning at EvCC.

EvCC's Strategic Plan 2021-2026 was approved by the Board of Trustees on December 14, 2021, and represents the up-to-the-minute priorities of the institution. Developed at a time of global pandemic, uncertain economic recovery, political unrest, and racial reckoning, the college views its strategic plan as a call to action in a unique period of transition the Student & Family Success Center will significantly advance the four priorities of this strategic plan.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your**

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Project Number: 40000522

Project Title: Everett: Student &amp; Family Resource Center

## Description

**compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards.

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions: During the design phase we will consider high efficiency heat pumps, DOAS, and other HVAC systems that do not rely on natural gas boilers. These may include resistance (strip) heaters to supplement the heat pumps during seasonal low temperatures.

- a) Above code HVAC system efficiency. High efficiency heat pumps/DOAS with resistance heater supplementation
- b) Post occupancy commissioning: Enhanced commissioning/LEED Standard commissioning to assure building performance.
- c) Interconnectivity of room scheduling in 25Live and HVAC controls. Modern & upgradable DDC for building operations
- d) Photovoltaic energy systems. Consider a PV solar array as part of the building project to offset building EUI.
- e) Time of day and occupancy programming of lighting. Improved DDC & scheduling to reduce energy consumption.
- f) Efficient lighting. LED lighting and modern building controls for all interior & exterior lighting.
- g) Roofing materials with high solar reflectance and reliability.
- h) Green roofs to absorb heat and act as insulators for ceilings
- i) Orient building for natural light and reduced heating and cooling loads
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- k) Consider gray water reclamation through building landscaping & irrigation deduct meters to mitigate water usage & waste.

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Everett Community College is located north of Seattle in Snohomish County. This county is predominately white with Asians making up a little over 11% and Hispanics at 8%. While the county is not as racially diverse as other counties within the state, the college has made diversity, equity and inclusion a central core to its strategic plan. The Student and Family Resource Center is specifically designed to enhance the type of services that would benefit its under-represented communities.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**  
No.

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:17PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

**Description**

**Location**

City: Everett

County: Snohomish

Legislative District: 038

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No Growth Management Impacts are anticipated.

**New Facility:** Yes

**How does this fit in master plan**

The Everett Community College 2014 Facilities Master Plan proposes solutions to campus facility and growth issues and provides an orderly and rational expansion plan. Revisions approved by the Board of Trustees in October 2018 clarified development of the East Campus, a commercial property once known as College Plaza that the college obtained in 2009. For the complete document see Master Plan Information | Everett Community College (everettcc.edu). The master plan identifies an East Campus composed of five major buildings, four of which are explicitly identified: · AMTEC, an existing commercial structure that was renovated to house EvCC’s Advanced Manufacturing Training and Education Center; · Washington State University Everett Center, which is complete and in operation; · Cascade Learning Resource Center, now under construction; and · Baker Hall. It is our highest priority development project not already in-process. The Student & Family Success Center adheres to the Master Plan Guiding Principles adopted to accommodate effective learning at EvCC, including: · Make technology-enhanced classrooms available campus-wide. · Design flexible classrooms and spaces that support collaborative and non-traditional teaching and learning. · Furnish adequate storage. · Offer flexible and centralized testing options. · Build sustainable, low maintenance facilities. · Provide adequate parking and garages. · Ensure safety, security, and rapid emergency response on campus. · Create a distinctive, beautiful campus with central social gathering spaces. · Promote community connection by becoming a resource and cultural center for the community. · Ensure accessibility is an essential component of campus planning. · Effectively integrate WSU into the fabric of the campus and develop partnership opportunities. · Boost sense of campus community with face-to-face interaction and outside-of-the classroom activities. · Support student life by...making service...student services accessible and convenient. The SFRC is identified as Building 33 on the Long Range diagram found in the master plan. The college’s master plan directly supports this facility.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	20,800,000				
	<b>Total</b>	<b>20,800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Future Fiscal Periods</b>						
		<b>2027-29</b>	<b>2029-31</b>	<b>2031-33</b>	<b>2033-35</b>	
057-1	State Bldg Constr-State	20,800,000				
	<b>Total</b>	<b>20,800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	

**Operating Impacts**

Total one time start up and ongoing operating costs



699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:17PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

**Operating Impacts**

Acct Code	Account Title	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
FTE	Full Time Employee	1.4	2.1	2.1	2.1	2.1
001-1	General Fund-State	172,480	258,720	258,720	258,720	258,720
	<b>Total</b>	<b>172,480</b>	<b>258,720</b>	<b>258,720</b>	<b>258,720</b>	<b>258,720</b>

**Narrative**

28,000 net new square feet at \$9.24/Net-New-GSF/year starting at the end of construction (Nov 2030). FTE equals the operating cost divided by \$125,000

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000522	40000522
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:20PM

Project Number: 40000585

Project Title: Renton: Trades &amp; Industries Building

## Description

Starting Fiscal Year: 2028

Project Class: Program

Agency Priority: 29

### Project Summary

The project will replace 39,517 gross square feet (GSF) in two buildings with a single new 69,200 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Professional and Technical programs are at the heart of the work force training that Renton Technical College (RTC) provides, yet they reside in the oldest buildings on campus, without access to technology, infrastructure, adequate space, and mechanical ventilation.

Since 1988 only three new facilities have been constructed, the most recent in 2016. RTC is requesting complete replacement of outdated, deficient facilities that do not allow for modern equipment, industry standard training and practices, flexible modern teaching methods, and full implementation of RTC's diversity, equity, and inclusion strategies for student success.

Building A was originally built in 1942, is the oldest building on campus and was not designed for its current use. Building E was constructed in 1971 and not significantly improved since. RTC has been diligent about minor upgrades to equipment and systems strategically applied to support the most critical needs of our wide range of trades programs, welding shops were added as part of a remodel/addition, but the remainder of Building A and Building E has not been significantly remodeled since initial construction.

This project will bring together programs sequestered in isolated, outdated spaces in three buildings into one new space designed specifically for the needs of trades programs and providing modern, safe shops. Colocation will allow for increased connection to campus, visibility, access to support spaces, additional learning opportunities, shared spaces and utilization, and opportunity for a dynamic, interactive learning environment for the students and faculty. The change will support RTC's established goals of providing education to enter the employment market quickly at living wages while closing opportunity gaps, supporting historically underrepresented students, and reducing barriers to student completion and success.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 39,517 gross square feet (GSF) in two buildings with a single new 69,200 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The proposed two-story 69,200 square-foot facility will consolidate six trades education programs currently isolated in unconnected spaces at the south end of campus into one building to provide services more efficiently and effectively to students and community members and facilitate partnerships between them.

This project will replace two outdated and inefficient buildings with many condition challenges: seismic risk, ventilation and plumbing issues, code violations, high energy use, and accessibility and safety issues, all of which make them costly and difficult to adapt to current or future needs. The TIB will include instructional spaces and modern, safe labs based on current industry training to support education to prepare students in Welding, Mechatronics, Commercial Building Engineering (CBE), Manufacturing and Fabrication Technologies, Machining Technologies, and Bachelor of Applied Science (BAS) for living wage trade and industry jobs. This project will provide work skills and entry into the workforce at a living wage level for

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:20PM

Project Number: 4000585

Project Title: Renton: Trades &amp; Industries Building

## Description

students who attend RTC. The college has established goals of increasing access for students who come from culturally and racially diverse, economically at-risk, and historically marginalized communities. Most students who attend RTC are from Renton and outlying areas of other nearby communities.

Consequences of Doing Nothing – Renton Technical College’s priorities around excellence and growth and addressing equity and inclusion are achieved by providing an environment where historically underserved students can succeed and graduate with industry relevant training. Without new facilities, RTC will continue to be unable to adapt the spaces to meet the safety, technology, and modern educational needs and will fall further behind industry in realizing an environment in which resources and learning opportunities provided can accommodate their equity goals.

Progress in implementing RTC’s Facilities Master Plan will be delayed, and student programs will be delayed or halted, further pushing back the timeline for goals to improve access, education quality, and opportunities to make improvements that support equity goals.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Several Alternatives were initially discussed as alternates to meet the program needs. Relocation and full renovation were quickly limited due to inconsistency with institutional goals and the complications, costs, lack of space and detrimental impact of relocating programs such as welding and machining. Adding a second story to building A was eliminated due to the light construction type and structural capacity.

Alternative No.1 – Expansion to connect A and E with renovation and new construction in between. This project proposes a renovation to A and E and an addition to connect the two buildings. While this option would provide for many of the same physical benefits as the proposed project, the basic siloed nature of the structure and volume of spaces and configuration of the existing shop spaces is not well suited to the programs for the following reasons:

- Sequencing and layout of existing spaces do not lend themselves to required expansion or necessary upgrades such as ceiling heights and structure required for HVAC systems.
- Existing area is fully occupied. Temporary relocation of programs such as welding and machining are significant and impactful both programmatically and as to temporary relocation costs.
- The disruption to existing services and academic spaces would be detrimental to student success.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 26 full-time-equivalent students annually.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

This request anticipates 100% State funding for design and construction of the building.

### 7. Describe how the project supports the agency’s strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The TIB is the next project in the college’s CMP. The project addresses the institution goals articulated in the master plan of building community, building a connected and reimagined south end to campus, increasing accessibility and connections on campus, and fostering sustainable practices. It responds to the master plan goal to replace obsolete structures with new buildings that support work force training leading to well-paying jobs and create spaces that support the college’s mission to implement to diversity, equity, and inclusion initiatives across campus. Co-location of instruction and formal and informal student study spaces into a single facility addresses the critical physical deficiencies and program needs associated with the current facility. The project will improve campus programs and campus connections, provide informal indoor gathering

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:20PM

Project Number: 40000585

Project Title: Renton: Trades &amp; Industries Building

## Description

spaces for students, and contribute to campus-wide sustainability.

### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attachedC100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Post occupancy commissioning
- b) Interconnectivity of room scheduling in 25Live and HVAC controls
- c) Photovoltaic energy systems
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor area
- g) Roofing material with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Trees and vegetation planted to directly shade building
- j) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Renton Technical College is located in the southeastern part of King County area. This is one of the most ethnically diverse areas of Washington State. Over 60% of the student body at Renton are people of color. Every Capital Project upgrade at Renton Tech benefits historically excluded communities.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

No, this is not eligible for Direct Pay.

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

### 14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

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Project Number: 40000585

Project Title: Renton: Trades & Industries Building

**Description**

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Renton

County: King

Legislative District: 011

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	55,056,000				
	<b>Total</b>	<b>55,056,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State	55,056,000			
	<b>Total</b>	<b>55,056,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
FTE	Full Time Employee	0.5	2.2	2.2	2.2	2.2
001-1	General Fund-State	68,568	274,271	274,271	274,271	274,271
	<b>Total</b>	<b>68,568</b>	<b>274,271</b>	<b>274,271</b>	<b>274,271</b>	<b>274,271</b>

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Capital Project Request**

2025-27 Biennium

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**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/20/2024 4:20PM

**Project Number:** 40000585

**Project Title:** Renton: Trades & Industries Building

**Operating Impacts**

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**Narrative**

29,683 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Apr-2031). FTE equals the operating cost divided by \$125,000.

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000585	40000585
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:26PM

Project Number: 40000536

Project Title: Bates: Student Success Center

## Description

Starting Fiscal Year: 2030

Project Class: Program

Agency Priority: 33

### Project Summary

Demolish 11,816 GSF and construct new 39,800 GSF Student Success Center on Bates Technical College South Campus.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

The South Campus has almost none of the amenities expected of a vibrant post-secondary educational environment:

- While we have a small Student Services outpost in Building A, it is small relative to the number of students represented at South Campus and offers only limited services due to lack of space. To access complete Student Services, students must travel to the Downtown Campus.
- There are no Student Center spaces whatsoever.
- There are no food service options outside of vending machines.
- The campus relies on portable structures for some instructional spaces and support services, including our Early Childhood Learning Center. While the success of the Early Childhood Learning Center program is in large part due to its association with other educational programs, the portables in which it is housed – which are classified as instructional facilities – lack proper spaces for observation and evaluation of student performance.

The South Campus has not seen major investment since Building E was completed in 2007

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 11,816 gross square feet (GSF) in seven buildings with a single 39,800 GSF facility on the South campus.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 2.1 and 3.3.2]**

The Student Success Center will provide a permanent home for support services critical to student success. The functions it offers support parents enrolled in Bates programs; bring the essential student service functions of admissions, registration, financial aid, advising, and counseling to the South Campus; and provide an equitable place of belonging for Bates students when not in classes. On any college campus such a facility is a baseline expectation, but for decades it was not considered necessary for technical colleges and trades education. As the breadth of programs offered at the South Campus increases beyond traditional trades offerings, as Bates competes to attract students in a region with many attractive community and technical college options, and as all public institutions struggle to address equity, diversity, and inclusion issues that have suppressed entire segments of the population from accessing education, the absence on South Campus of a student support facility can no longer be tolerated.

#### Consequences of doing nothing:

Student Services: Currently, most of the Student Services are located at the Downtown Campus. This campus is difficult to get to, has limited parking, and its neighborhood brings significant safety concerns for evening access. The space in Downtown Building A currently used for Student Services is not student friendly. It is a compilation of separate offices, many of which are located behind closed doors. It is difficult to navigate and has a negative impact on student enrollment. Maintaining this facility as the primary access point for Student Services will constrain support for existing students and limit our ability to reach new students, particularly students who are historically underrepresented.

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Project Number: 40000536

Project Title: Bates: Student Success Center

## Description

Student Center: There are no Student Center facilities at the South Campus and Central Campus. The minimal Student Center facilities at the Downtown Campus are too small and too limited in scope to meet current and future need. They are also located on a campus that serves just 34.4 percent of Bates on-campus enrollment (2020-21 data). Not constructing the SCC also means that the creation of our long-sought Diversity and Equity Center will continue to be put on hold for lack of space. This facility would have the potential to serve our equity, diversity, and inclusion goals.

Early Childhood Learning Center: Portables G and K are minimally acceptable Early Childhood Learning Center facilities, being of a generic nature and having elements (e.g. undimmable fluorescent lighting) inimical to healthy child development. Efforts to convert Portable J to Early Childhood Learning Center South use proved too expensive to justify. Without adequate facilities, we cannot satisfy demand and we cannot adequately support the needs of Bates students as they seek to meet their potential through workforce education.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

While the replacement of aging portable structures has informed this proposal from the beginning, the initial preference was that replacement be blended with renovation of an existing facility. After consideration, however, it became apparent that converting instructional space to support space could not easily be justified as it would inhibit Bates' overarching mission to support workforce education. In any event, the permanent South campus facilities are in satisfactory condition and to renovate them would be a poor use of taxpayer resources.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

This is strictly a support facility and will not independently generate FTEs.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

#### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

Campus development strategies are driven by our three-campus Facilities Master Plan. For the South Campus, this Plan proposes development of a front door (specifically one that enhances visibility from the surrounding streets), a pedestrian-friendly campus "heart," a new building to house trades programs vacating the Downtown Campus in preparation for our Center for Allied Health education project, and a new Fire Training facility. The master plan also proposes space be found for a Student Life facility, noting that current facilities in the East Annex at the Downtown Campus are woefully insufficient in size.

Key Objectives: While most of the master plan objectives are like its goals, one is both unique and directly pertinent to the Student Success Center:

- Facilitate a Student-Centered Experience: South Campus students have no place to call home outside of their program labs and classrooms, spaces which are technically relevant to their respective program needs, but not conducive to addressing the needs of students socially or holistically. The SSC by concept and implementation will serve the complex needs of students within a higher education environment and will indeed facilitate a student-centered experience.

#### 8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:26PM

Project Number: 40000536

Project Title: Bates: Student Success Center

## Description

### 9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.

While several of the state's community and technical colleges are in the Puget Sound region and all the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

### 10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]

This building will meet or exceed Clean Building performance standards. As a tier 2 building with required compliance by June 1, 2028 the intent to meet Clean Building performance standards will be satisfied through the following compliance pathway: Determine target EUI for the building, develop an operations & maintenance program & energy management plan for the building, design the building to meet the target EUI, perform energy audits once the building gains occupancy, utilize sub meters for continued reporting and monitoring of energy systems, determine if the building actually meets the target EUI, based on outcome of energy audits determine necessary investment criteria pathway if necessary to meet target EUI.

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Photovoltaic energy systems
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Roofing materials with high solar reflectance and reliability
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

### 11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).

Pierce County is the 2nd most racially diverse county in the State of Washington following King County. Almost 40% of the population are people of color which highlights the need for community and technical education. The proposed Student Success Center improves campus facilities targeting under-represented students such as adding student services that are currently not offered on the South Campus, expanding its early childhood learning center, and creating a new Diversity and Equity center.

### 12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).

This project does not meet the criteria for Direct Pay eligibility.

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

There is no additional information to provide currently.

### 14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

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Capital Project Request**

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:26PM

Project Number: 40000536

Project Title: Bates: Student Success Center

**Description**

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

This project is not linked to the Governor’s Salmon Strategy.

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Tacoma

County: Pierce

Legislative District: 029

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

New Facility: No

**How does this fit in master plan**

Campus development strategies are driven by our three-campus Facilities Master Plan. For the South Campus, this Plan proposes development of a front door (specifically one that enhances visibility from the surrounding streets), a pedestrian-friendly campus “heart,” a new building to house trades programs vacating the Downtown Campus in preparation for our Center for Allied Health education project, and a new Fire Training facility. The master plan also proposes space be found for a Student Life facility, noting that current facilities in the East Annex at the Downtown Campus are woefully insufficient in size.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	35,122,000				
	<b>Total</b>	<b>35,122,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State			35,122,000		
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>35,122,000</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
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2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:26PM

Project Number: 40000536

Project Title: Bates: Student Success Center

**Operating Impacts**

Acct Code	Account Title	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037
FTE	Full Time Employee	1.0	2.1	2.1	2.1	2.1
001-1	General Fund-State	129,286	258,572	258,572	258,572	258,572
	<b>Total</b>	<b>129,286</b>	<b>258,572</b>	<b>258,572</b>	<b>258,572</b>	<b>258,572</b>

**Narrative**

27,984 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Jan-2033). FTE equals the operating cost divided by \$125,000

# Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000536	40000536
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:39PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology &amp; Public Safety

## Description

Starting Fiscal Year: 2032

Project Class: Program

Agency Priority: 41

### Project Summary

The project will replace 39,942 gross square feet (GSF) in five buildings with a single new 69,400 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

The Professional/Technical program facilities at our Mount Vernon campus have not seen major capital investment since 1982. While minor works projects have resolved the most egregious defects and have been selectively applied to support the most critical needs of our strong Professional/Technical programs, these programs are limited in what they can offer and the number of students they can serve simply because the facilities they operate from are insufficiently supportive. This is disconcerting in several respects:

- Our Professional/Technical programs offer pathways to well-paying jobs for those with limited means or who come from historically underrepresented populations.
- Several of these programs serve industries in the midst of radical change. To develop facilities needed to instruct in new technologies requires more than minor investment.
- Our Professional/Technical programs include important public outreach roles in the Skagit Valley community, but these roles are increasingly difficult to fulfill— due to facilities limitations – without impacts to our educational programs.
- The industrial nature of Professional/Technical facilities often masks that these are college-level educational facilities. Higher education requires support capabilities now wholly absent.

Professional/Technical programs are an essential element of community college instruction. Over the past 20 years, the college has been fortunate to receive major capital funding for badly needed academic facilities (Angst Hall, Lewis Hall, and our current Library/Culinary Arts project). It is time to invest with an equivalent level of commitment – now – in our Professional/Technical facilities.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will replace 39,942 gross square feet (GSF) in five buildings with a single new 69,400 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The Industrial Technology & Public Safety (ITPS) Building will be a 69,400 gross square foot (gsf) facility serving the needs of six educational programs, our campus radio station, central stores, and campus maintenance services. Two-thirds of the building area will be categorized as replacement space gained from the demolition of five obsolete buildings. The remaining one-third is all-new space, necessary to support program growth, instruction in new technologies, and instructional support.

Consequences of doing nothing:

A central Tenet of Professional/Technical education is to develop skills necessary to succeed in the workplace. When the workplace is experiencing radical change, colleges must change what they teach to remain relevant and effectively serve their communities. The automotive and heavy machinery industries are in such a period of radical change and the aviation industry is rapidly changing from metal- to composite-based construction.

SVC's current facilities are tooled to support old ways of doing things, and the cost to adapt them to a new reality far exceeds their embedded value. Tesla once considered Skagit Valley College as the location for a training center for electric vehicle

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2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:39PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology &amp; Public Safety

## Description

mechanics but backed out upon realization that SVC's Auto Tech facilities did not have the electrical infrastructure to support its products. We cannot continue to lose such opportunities.

Without new investment, the industries that influence the future will pass us by in favor of colleges that can meet their vision. The only reasonable conclusion is to support the ITPS Building and its vision of community support.

#### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

In planning this proposal, we researched several alternative approaches to resolving our expressed needs. We began with Alternate 1, a project directly responsive to the 15-Year Development Plan found in Facilities 15-Year Master Plan (Appendix 7.3), which called for a 55,000 gsf building to replace the Diesel and Maintenance Buildings, and a separate Fire Station of undefined size, to replace the mock apparatus bay in the Diesel Building and the two portable structures used by Fire Science for storage and mock training. Our focus at this point was that the Fire Station would be achieved with minor works funding available to the college in the 2021-23 biennium.

Our next stage of inquiry, Alternate 2, added the replacement of Reeves Hall, and incorporated the Fire Station within the primary building. This increased the building size to 69,400 gsf. The benefit of adding Reeves is twofold, (1) it addresses our arguably most unsuitable Professional/Technical facility, and (2) it provides a more comprehensive solution to the master plan's vision of a distinct Professional/Technical zone for our Mount Vernon campus. The benefit of adding the Fire Station was also twofold, (1) the comprehensive needs of the Fire Science program could not be met in the 2021-23 minor project, and (2) there is insufficient site area for two buildings.

Our final investigation, Alternate 3, added renovation of Roberts Hall, since Professional/ Technical programs currently occupy this building. This inquiry also recognized the intertwined nature of the Automotive Technician program housed in Reeves with the Diesel Power Technology program, and positively responded to the master plan's call for renovating Roberts Hall within the 15-Year Development Plan. However, the resulting project far exceeded the maximum allowed project size of 70,000 gsf.

Ultimately the core committee selected Alternate 2 as the most comprehensive and achievable solution to the broadest number of facility issues impacting Professional/Technical zone programs.

#### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The project will support an additional 122.4 full-time-equivalent students annually.

#### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

We request the ITPS Building be 100 percent funded by state appropriation.

#### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

Skagit Valley College's Facilities 15-Year Master Plan is both current and directly supports this project. Completed in its final form in April 2021, the master plan begins by breaking the campus into three distinct zones devoted to Academic programs, Professional/ Technical programs, and Athletics. It then establishes four areas of focus for development over the next 15 years; (1) a new Child Care Center; (2) replacement of the Norwood Cole Library; (3) significant investment in the Professional/Technical zone including new Trades, Fire Station, Firefighter Training Tower buildings, and renovation of Roberts Hall; and (4) a new Pickleball Pavilion/Field Support Facility. The first two projects are actively underway, and this PRR specifically addresses the third area of focus. The master plan also addresses improvements to on-campus infrastructure, including development of a north fire lane and an improved pedestrian link between the college-owned



# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:39PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

## Description

Campus View Village and campus core. Both these elements are also addressed in this proposal.

Our Professional/Technical programs have strong reputations gained through high-quality instruction and powerful partnerships, but their many successes are often in spite of their facilities. With each Professional/Technical building suffering multiple age-related deficiencies, and unable to support new technologies that are becoming commonplace in the workplace, it is just a matter of time before cultivating student learning and achievement; contributing to the educational, personal, and economic success of students; and promoting equitable and thriving communities becomes unattainable, and our students and community will bear the consequences.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Photovoltaic energy systems
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Roofing materials with high solar reflectance and reliability
- h) Orient building for natural light and reduced heating and cooling loads
- i) Paving materials with high solar reflectance, enhanced water evaporation, or otherwisedesigned to remain cooler or require less lighting than conventional pavements

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

The student body at Skagit Valley College is made up of roughly 30% of students of color. While Skagit is not as racially diverse as other parts of the state, it aims to attract more gender and racial diversity to its technical/professional program by expanding offerings in fields predominantly occupied by white males. Their mission is to expand offerings and reduce barriers for underrepresented communities.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

No

**699 - Community and Technical College System  
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2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:39PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

**Description**

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

14.Reappropriation: if the project was originally funded prior to the 2021-23biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.

N/A

15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Mount Vernon

County: Skagit

Legislative District: 040

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**New Facility:** No

**How does this fit in master plan**

Skagit Valley College’s Facilities 15-Year Master Plan is both current and directly supports this project. Completed in its final form in April 2021, the master plan begins by breaking the campus into three distinct zones devoted to Academic programs, Professional/ Technical programs, and Athletics. It then establishes four areas of focus for development over the next 15 years; (1) a new Child Care Center; (2) replacement of the Norwood Cole Library; (3) significant investment in the Professional/Technical zone including new Trades, Fire Station, Firefighter Training Tower buildings, and renovation of Roberts Hall; and (4) a new Pickleball Pavilion/Field Support Facility. The first two projects are actively underway, and this PRR specifically addresses the third area of focus.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	62,679,000				
	<b>Total</b>	<b>62,679,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			62,679,000		

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:39PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

**Funding**

Total	0	0	62,679,000	0
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**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039
FTE	Full Time Employee	0.5	2.1	2.1	2.1	2.1
001-1	General Fund-State	66,644	266,574	266,574	266,574	266,574
	<b>Total</b>	<b>66,644</b>	<b>266,574</b>	<b>266,574</b>	<b>266,574</b>	<b>266,574</b>

**Narrative**

28,850 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Apr 2035). FTE equals operating cost divided by \$125,000.

**Capital Project Request**

**2025-27 Biennium**

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<b><u>Parameter</u></b>	<b><u>Entered As</u></b>	<b><u>Interpreted As</u></b>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000588	40000588
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:40PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

## Description

Starting Fiscal Year: 2032

Project Class: Program

Agency Priority: 42

### Project Summary

The project will replace 30,894 gross square feet (GSF) in one building with a single new 66,543 GSF facility.

### Project Description

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

Health education programs are among the most popular offerings at Spokane Community College (SCC). The college boasts a robust offering of Health Sciences programs that meet NWCCU accreditation standards and several of SCC's Allied Health programs hold specialized accreditation from additional agencies and professional associations including; Dental Assisting, Expanded Functions Dental Auxiliary, Diagnostic Medical Sonography, Invasive Cardiovascular Technology, Non-Invasive Cardiovascular/Echocardiography, Vascular Technology, Surgical Technology, Medical Assisting, Nursing, and Pharmacy Technician.

*3 of the top 5 certificate programs at SCC are Health Sciences programs: Medical Assisting, Dental Assisting, and Pharmacy Technician and are a major component to increased enrollment at the college. (Appendix 7.7)*

A major obstacle preventing the Health Sciences from expanding and delivering the highest level of education and experience in programs related to Allied Health is the outdated, energy inefficient and poorly configured 47-year-old original structure of the Health Sciences Building.

Allied Health programs are some of the most age diverse groups on campus with students taking courses in Adult Basic Education (ABE) and English as a Second Language (ESL),(refer to appendix 7.3). Program offerings, such as, Nursing and Dental Assisting, directly connect non-traditional, underserved students to the local healthcare workforce in Spokane. The replacement of the 1974 structure of Building 9 is a strategic opportunity to address opportunity gaps in the SCC system for ABE and ESL students.

Healthcare is one of the fastest growing and highest demand industries and, as demonstrated with the COVID-19 pandemic, the need for highly skilled labor is at a critical point in our country, state, and region. (refer to Appendix 7.7) The existing Health Sciences Building, identified as Building 9, at SCC does not have the infrastructure required for the highly specialized tasks and collaborative nature needed to train and educate health care students to become the future workforce. Spokane and Washington State are seeing higher demand than SCC can currently accommodate. In the region we need more Health Sciences professionals and the existing facility at SCC is limited in the number of graduates that can be produced due to the age, condition, and size of Building 9, in particular the original 47-year-old Health Sciences Building.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.1]**

The project will replace 30,894 gross square feet (GSF) in one building with a single new 66,543 GSF facility.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

The proposed new building provides classrooms, labs, and student-centered collaboration spaces located directly adjacent to faculty and administration. The new building responds to the exceedingly specialized programs of Health Sciences and meets the evolving needs of a robust healthcare economy that is in dire and immediate need of a highly trained workforce. The building will be cost-efficient, program-driven, and environmentally sustainable.

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Report Number: CBS002

Date Run: 8/20/2024 4:40PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

## Description

The consequences of doing nothing impact not only the health education program offerings and future enrollment at SCC but impacts the availability of a highly trained healthcare workforce in the region at a time when it is needed most. The COVID-19 pandemic has highlighted the need for healthcare professionals in our community.

The consequences of continuing to teach highly technical, immersive, and collaborative coursework in substandard, under-scaled, and limiting facilities will result in a failing to meet student's educational needs or fulfill future demands for both enrollment and community healthcare employment. For students in the Allied Health programs, it means limited opportunities to practice hands-on skills required in the contemporary healthcare workplace, skills that are best learned and assessed in simulation labs outfitted with modern equipment and technology and reinforced through inter-professional teamwork.

If nothing is done for the Allied Health programs at SCC, students and faculty will not have access to the infrastructure required for the highly specialized tasks and collaborative nature needed for our future workforce.

### 4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

SCC has studied a variety of options for renovation, replacement, and new construction to serve the Allied Health programs. The best option for the college is to replace the existing outdated facility and build new program space. The primary goal of the college is to strengthen collaboration between faculty and students, share resources, and better represent healthcare delivery in the real world. Alternates considered for this project request included: Complete renovation of 1974 and 2000 structures, replacement of both the 1974 and 2000 structures, replacement of the 1974 structure and renovation of 2000 structure, replacement of 1974 structure with no additional program space, and replacement of 1974 structure with minimal added program space. None of these alternatives meet the needs of the highly specialized and growing Allied Health programs.

### 5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]

The Allied Health building accommodates an increase of 199 annual FTE.

### 6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

### 7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

The proposed project aligns with SCC campus master plans to build additional space for Allied Health programs. For more than a decade, SCC master plans have called for additional building space identified in the Health Services zone of the northeast quadrant of the campus. The Health Services zone includes; Building 7– Jenkins Wellness Center, Building 9 – Health Sciences, and Building 20 –Bigfoot Head Start Child Care Center. Various locations for a new Allied Health building have been studied in the 2013 and 2017 master plans.

A new building to house Allied Health programs is crucial to the vision and mission of Spokane Community College. The vision of SCC is a place where students transform their lives and attain their dreams in an unsurpassed learning environment that is personalized, engaging, and affordable. The mission of SCC is to provide our community accessible and affordable educational opportunities responsive to the needs of our diverse population. SCC understands and embraces the expanding demand for qualified healthcare workers in Spokane and throughout the nation. It is the role of SCC to educate students for successful careers and to become the next generation of healthcare providers at a time when they are needed the most. SCC faculty, administration, and students are beyond excited about how this project will transform the delivery of

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Project Number: 40000590

Project Title: Spokane: Allied Health Building

## Description

Allied Health education and how it will impact student and faculty experiences on the campus. The project will improve outreach opportunities and collaboration with other educational and professional entities in the Spokane Community and across the State of Washington.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all of the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) During design energy modeling and benchmarking to similar building types will be utilized to understand the potential energy use of the building and inform the design, construction, and commissioning efforts.
- c) Post occupancy commissioning will be implemented to validate systems operating at peak efficiency and within the EUI targets established during design to align with the Clean Building Performance Standards.
- d) Interconnectivity of room scheduling in 25Live and HVAC controls
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Minimize building surface area for necessary floor area
- h) Roofing materials with high solar reflectance and reliability
- i) Orient building for natural light and reduced heating and cooling loads
- j) Trees and vegetation planted to directly shade building
- k) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- l) On-site renewable energy will be produced utilizing solar PV at an amount of 0.5 kW/SF of building area.

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

The demographics for Spokane Colleges align with the demographics of the county. Students of color make up around 18%. Spokane is not as ethnically diverse as other areas of the state but it plays a crucial role occupying one of the largest geographical areas of the state being the only community college system in the far eastern and northeastern area of the state. It serves a geographical area of seven counties. The Spokane College system attracts a lot of rural and economically underrepresented students.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Yes, this project is eligible for Direct Pay as it will include solar PV for onsite electricity generation and EV charging stations.

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Capital Project Request**

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:40PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

**Description**

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

N/A

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

No reappropriation is required

**15. If the project is linked to the Governor’s Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College’s proposal is available upon request.

**Location**

City: Spokane

County: Spokane

Legislative District: 003

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**New Facility:** No

**How does this fit in master plan**

The proposed project aligns with SCC campus master plans to build additional space for Allied Health programs. For more than a decade, SCC master plans have called for additional building space identified in the Health Services zone of the northeast quadrant of the campus. The Health Services zone includes; Building 7 – Jenkins Wellness Center, Building 9 – Health Sciences, and Building 20 – Bigfoot Head Start Child Care Center. Various locations for a new Allied Health building have been studied in the 2013 and 2017 master plans.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	70,584,000				
	<b>Total</b>	<b>70,584,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
			<b>Future Fiscal Periods</b>			
		<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	<u>2033-35</u>	
057-1	State Bldg Constr-State			70,584,000		



**699 - Community and Technical College System  
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\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:40PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

**Funding**

Total	0	0	70,584,000	0
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**Operating Impacts**

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040
FTE	Full Time Employee	2.2	2.6	2.6	2.6	2.6
001-1	General Fund-State	274,497	329,397	329,397	329,397	329,397
	<b>Total</b>	<b>274,497</b>	<b>329,397</b>	<b>329,397</b>	<b>329,397</b>	<b>329,397</b>

**Narrative**

35,649 net new square feet at \$9.24/Net-new-GSF/year starting at end of construction (Sep-2035). FTE equals operating cost divided by \$125,000.

## Capital Project Request

2025-27 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000590	40000590
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:41PM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation &amp; Expansion

**Description**

Starting Fiscal Year: 2034

Project Class: Program

Agency Priority: 43

**Project Summary**

The project will demolish 2,260 gross square feet (GSF) in two buildings and renovate/ add a total of 68,850 GSF in the East Building.

**Project Description**

**1. Identify the problem or opportunity addressed. Why is the request a priority? (Numbers not served, students without classrooms, budget savings, safety improvements, history, and other backup necessary to understand the need for the request.) [See proposal section 1.1]**

At Lake Washington Institute of Technology (LWTech) our mission is "to prepare students for today's careers and tomorrow's opportunities." Our School of Transportation Technology programs and Dental Hygiene program are long-running offerings and part of our mainstay as an institute of technology. These programs are housed in LWTech's East Building; the first permanent facility constructed on the Kirkland campus opened in 1983. Graduates go on to well-paying careers and are well-supported by local employers.

Despite the popularity and success of our Transportation and Dental programs, their facilities no longer support the needs of our students, business partners, and industry, and compromise our ability to produce advanced workers skilled in the latest tools and technology.

- Our high-bay Transportation labs are inefficiently used, as by necessity they also house classroom, computer lab, and tool/part storage functions due to a dearth of these spaces. The labs were not designed to support current vehicle technologies and pedagogies.
- Our Transportation students have no place to change clothing, even though their lab work involves handling toxic materials.
- Our Diesel program is geographically isolated from the rest of the School of Transportation Technology, resulting in a lack of efficiency and effectiveness.
- Our Dental lab is too small to support the demand for this popular program, which includes a public clinic critical to serving our community. High use has led to premature failure of lab equipment, and underground services are prone to leaks.

We are at risk of lost relevance, unable to provide the quality and type of education necessary for students to reach their potential. Renovation of the Transportation and Dental facilities is part of the solution but cannot solve our lack of space.

The LWTech campus has 2 portable structures remaining from the 1990s, when they were used to resolve critical space shortages. Their conditions are rapidly declining, and the college has begun the process of vacating them. This action presents LWTech the opportunity to use their replacement to partially solve the growth needs of the Transportation and Dental programs.

**2. What will the request produce or construct (i.e., design of a building, construction of additional space, etc.)? [See proposal section 1.2]**

The project will demolish 2,260 gross square feet (GSF) in two buildings and renovate and add 68,850 GSF to the East Building.

**3. How would the request address the problem or opportunity identified in question #1? What would be the result of not taking action? [See proposal sections 1.2 and 3.3.2]**

We propose the East Building Renovation and Expansion (EBRE), a comprehensive project involving (1) the renovation of the East Building's east industrial wing and (2) construction of an addition to this wing partially classified as replacement space and partially as new space.

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2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:41PM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation &amp; Expansion

## Description

Combined, the resulting facility will promote efficiencies and synergies by merging all School of Transportation Technology programs into one location, including space supporting new vehicle technologies. The addition's second floor will house the entire Dental program and will position its clinic in a more accessible location for its public clients.

Doing nothing is not an option given the Mission and Vision of LWTech. It is critical the college provides additional instructional space to support the rapid and continuing growth of its foundational School of Transportation Technology and Dental programs, and to continue to create new educational pathways. Student success, industry partnerships, and the future viability of LWTech would be in jeopardy by doing nothing.

As per our Dental Hygiene program accreditation analysis, the consequences of doing nothing would be to lose the program's accreditation status. This would drastically reduce future candidate interest, as graduating from an accredited program is a requirement for state licensure.

#### **4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]**

In the development of this PRR the LWTech core committee considered alternate solutions, including simply renovating existing spaces and adding no new space. Practical issues including program disruption, space for new functions, and growth potential influenced our proposal.

##### School of Transportation Technology

The core committee concluded that renovation of the existing high-bay labs in the East Wing can be achieved without insurmountable disruption to program operations. This is in large part because the overarching deficiency within these spaces is the presence of classroom furnishings and tool/parts cages. New spaces can be constructed for these functions while the programs are in normal operation, followed by a short renovation phase of shop space.

During renovation, the Diesel program will remain in operation in the West Wing and will only move when the Auto Body Technician program vacates its existing labs for new labs in the East Wing addition.

##### Dental Hygiene

The Dental program will operate from its existing facilities throughout construction, moving to its new spaces in the East Wing addition upon project completion.

Due to the manner in which construction occurs, no temporary relocations are necessary.

During the planning for this project the core committee considered five possible solutions.

Resolving the divergent needs of the School of Transportation Technology and Dental programs was best solved by the solution presented herein, and the committee's vote was unanimous.

#### **5. Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc. Be prepared to provide detailed cost backup. [See proposal section 2.5]**

The project will support an additional 117 full-time-equivalent students annually in the new building as well as re-purposed space in the vacated facility.

#### **6. Will non-state funds be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds? [See proposal section 1.6]**

The project is to be funded through general obligation bonds appropriated through the state's capital budget.

#### **7. Describe how the project supports the agency's strategic/master plans, contributes to statewide goal, or enables the**

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

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Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:41PM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation &amp; Expansion

## Description

**agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]**

The LWTech 2021 Ten-Year Campus Master Plan anticipates growth and future development. The plan ties directly to the college's Mission Fulfillment Plan, described in detail in section

2.2.2. The master plan is periodically updated, as evidenced by the Board of Trustees approval of amendments directly supporting the EBRE in November 2021.

In 2020, the Board of Trustees approved the 2020-2023 Mission Fulfillment Plan (Mission Fulfillment Plan 2020-2023 | Lake Washington Institute of Technology(lwtech.edu)) that was developed collaboratively across the college. Otherwise known as a strategic plan, the college renamed it a Mission Fulfillment Plan to clearly show how meeting these goals will help the college achieve its mission of "Preparing students for today's workforce and tomorrow's opportunities." The EBRE ties directly to the three goals of the Mission Fulfillment Plan:

Goal 1: Address and dismantle structural racism (Core Themes: Student Achievement, College Community)

- The EBRE supports I-BEST in Dental Assisting and Auto Repair, which is a proven model to support BEdA students, many of whom are students of color, gaining education and training for in-demand fields.
- The Core Theme Student Achievement is directly supported with I-BEST. LWTech data shows I-BEST students are twice as likely to earn a degree than students already prepared for college-level classes.
- The Core Theme College Community is directly supported with I-BEST, as the college is committed to serving its BEdA population which at LWTech is primarily spouses of H1B Visa workers in the tech sector.

Goal 2: Continue implementation of Guided Pathways (Core Themes: Pathways, Student Achievement)

- The EBRE supports Guided Pathways through our partnership with the Lake Washington School District and their career & technical education program WANIC. High school students will be allowed to earn high school and college-level credit in Auto Repair Technician and Dental Assisting.
- The Core Theme Pathways is directly supported by providing transparent, easy-to- navigate programs that allow students to achieve their goals faster.
- The Core Theme Student Achievement is directly supported by the EBRE, as it is proven that Guided Pathways such as high school to college articulation increases student success.

Goal 3: Position the college as a leader in workforce training for the state's short-term and long-term economic recovery (Core Themes: Pathways, College Community, External Engagement)

- This goal was written at the height of the pandemic, with much of the state's economic future in question. As time has gone on, it is clear the economic recovery is not equitable. Some industries are thriving while others are struggling. The college is essential in supporting programs that create livable wages in our community. All EBRE programs are directly connected to high-wage jobs that are in-demand now and into the future.
- As noted above, the Core Theme of Pathways is supported by the EBRE through our connection to the Lake Washington School District and I-BEST to get students on these in-demand pathways.
- The College Community Core Theme is supported by offering programs that give our community the opportunity to gain skills leading to a livable wage job.
- The External Engagement Core Theme is supported by the EBRE through our strong relationships with our local businesses and industries. Our local employers, particularly in the School of Transportation and Dental Hygiene, are reliant on the graduates coming from these instructional programs.

**8. Does the request include IT-related costs? (See the IT Appendix for guidance, and follow directions to meet the OCIO review requirement.) [See Equipment tab of attached C100]**

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

# 699 - Community and Technical College System Capital Project Request

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:41PM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation &amp; Expansion

## Description

**9. If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail.**

While several of the state's community and technical colleges are in the Puget Sound region and all the colleges are working to improve our environment, the colleges are not responsible for implementing elements of the Action Agenda for Puget Sound.

**10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. Please elaborate. For buildings subject to the clean building's performance standards, describe your compliance pathway for the building, and include information about energy audits, metering, and energy benchmarking [See proposal section 7.4.2]**

This building will meet or exceed Clean Building performance standards. The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Post occupancy commissioning
- c) Interconnectivity of room scheduling in 25Live and HVAC controls
- d) Photovoltaic energy systems
- e) Time of day and occupancy programming of lighting
- f) Efficient lighting
- g) Roofing materials with high solar reflectance and reliability
- h) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements

**11. Equity impacts to under-represented communities (i.e., demographic, geographic, and economic groups that are historically or currently underrepresented that may be affected by the policy, program and potential decision).**

Lake Washington's racial diversity hovers around 60% white and 40% people of color. Our strategic plan focuses on improving racial equity and inclusion. The ERBE (East Building Renovation and Expansion) will greatly improve its existing flagship trades programs by offering a larger, safer and more improved facility so more students can enroll and complete schooling in these high demand industries; this expansion will help draw in more racial and gender diversity to the college.

**12. Is this project eligible for Direct Pay? If the answer is yes, you must include this project to the list of direct pay projects and information for submittal (see Chapter 1.7 of the capital budget instructions for additional instructions).**

Will be determined during design.

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

**14. Reappropriation: if the project was originally funded prior to the 2021-23 biennium, describe the project and each subproject, including the original appropriation year, status of the project and an explanation why a reappropriation is needed.**

N/A

**15. If the project is linked to the Governor's Salmon Strategy provide an explanation of how the budget request relates to a salmon strategy action, is urgent in the coming biennium to advance salmon recovery, is aligned with a federally approved salmon recovery plan, and/or advances a known tribal priority.**

N/A

The preceding responses are excerpts from the project proposal prepared by the college for the community and technical college system competition for state funding. The project selection instructions and criteria are here -<https://www.sbctc.edu/colleges-staff/programs-services/capital-budget/capital-budget-development.aspx> The College's proposal is available upon request.

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 SBCTC 2025-27 Capital Request

Report Number: CBS002

Date Run: 8/20/2024 4:41PM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation & Expansion

**Description**

**Location**

City: Kirkland

County: King

Legislative District: 045

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

**New Facility:** No

**How does this fit in master plan**

The LWTech 2021 Ten-Year Campus Master Plan anticipates growth and future development. The plan ties directly to the college's Mission Fulfillment Plan, described in detail in section 2.2.2. The master plan is periodically updated, as evidenced by the Board of Trustees approval of amendments directly supporting the EBRE in November 2021. LWTech also prefers projects that resolve multiple issues simultaneously. The EBRE directly addresses four priorities of the 2021 Ten-Year Campus Master Plan: 1. Expansion of instructional capacity; 2. Consolidation of like programs into single locations (to promote inter-program synergies and improve student outcomes); 3. Creates a viable, accessible second campus entrance; 4. Establishment of accessible paths of travel between parking lots and major facilities. See Attachment 7.3 for excerpts from the 2021 Ten-Year Campus Master Plan specific to this proposal.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	64,874,000				
	<b>Total</b>	<b>64,874,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

		Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
057-1	State Bldg Constr-State				64,874,000
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>64,874,000</b>

**Operating Impacts**

**Total one time start up and ongoing operating costs**

Acct Code	Account Title	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
FTE	Full Time Employee	0.6	1.8	1.8	1.8	1.8
001-1	General Fund-State	73,150	219,450	219,450	219,450	219,450
	<b>Total</b>	<b>73,150</b>	<b>219,450</b>	<b>219,450</b>	<b>219,450</b>	<b>219,450</b>

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

**Version:** S1 SBCTC 2025-27 Capital Request

**Report Number:** CBS002

**Date Run:** 8/20/2024 4:41PM

**Project Number:** 40000583

**Project Title:** Lake Wa: East Bldg Renovation & Expansion

**Operating Impacts**

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**Narrative**

23,750 net new square feet at \$9.24/Net-new-GSF/year starting at the end of construction (Mar-2037). FTE equals the operating cost divided by \$125,000



## Capital Project Request

2025-27 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000583	40000583
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

# TAB D

## Grant and Loan Programs

(no requests)



# TAB E

## COP/Alternative Financing Requests

1. Columbia Basin – Student Housing Construction
2. Edmonds – Student Housing Acquisition



699 - Community and Technical College System  
 Capital Project Request

2025-27 Biennium

\*

Version: S1 Temp start 25-27 budget

Report Number: CBS002

Date Run: 8/6/2024 10:56PM

Project Number: 40001151

Project Title: COP for Columbia Basin Student Housing Construction

**Description**

Starting Fiscal Year: 2026  
 Project Class: Program  
 Agency Priority: 0

**Project Summary**

Request to finance up to \$18,000,000 backed by local funding to construct a new, on-campus student housing facility with up to 158 beds.

**Project Description**

Columbia Basin College's only student housing facilities, which was put into service in September of 2017, has served up to 122 students every year. In the past few years, we have seen the student demand far outpace our ability to serve. In September of 2023, we had to stop accepting students to the waitlist at 60 and most of those we were not able to provide housing. Affordable housing is a growing need for our students and we only see it becoming more and more imperative to fill that need. This project plan to build a new facility with approximately 156 beds on our Pasco campus. The project will fill a vital need for the success of our students in all their academic pursuits.

**Location**

City: Pasco

County: Franklin

Legislative District: 016

**Project Type**

New Facilities/Additions (Major Projects)

**Growth Management impacts**

No growth management impacts are anticipated.

New Facility: Yes

**How does this fit in master plan**

Constructs new student housing facility that will support students pursuing higher education.

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
COP-6	Certificate of Part-Non-Appropriate	18,000,000				18,000,000
	<b>Total</b>	<b>18,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,000,000</b>

Acct Code	Account Title	Future Fiscal Periods			
		2027-29	2029-31	2031-33	2033-35
COP-6	Certificate of Part-Non-Appropriate				
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

# Capital Project Request

2025-27 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001151	40001151
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## 2023-25 FINANCIAL CONTRACT REQUEST

**College:** Columbia Basin College  
**Project title:** New Student Housing  
**Project location:** 2600 N 20<sup>th</sup> Ave  
**Contact Name:** Eduardo Rodriguez  
**Contact Phone:** 509-542-4408

### **Probable Timing**

Month/year of possible acquisition/development: \_\_\_\_\_

### **Probable Type of Acquisition/Development**

_____ Purchase (lump sum)	_____ Lease with a purchase option
<u>X</u> Time purchase (COP)	_____ Lease for more than 10 years

### **Probable Property Description**

Desired location of proposed acquisition:  
Description of proposed or desired property (include parcel numbers):  
Owner's name on title if COP desired (attach title report):

Size of proposed acquisition:  
Acres \_\_\_\_\_ Assignable SF \_\_\_\_\_ Gross SF 50,000

Condition of acquired facility:

### **Estimated Cost and Terms of Acquisition**

Total cost/value \$18,000,000.00 Annual cost (if lease or time purchase) \$1,230,000.00

Expected terms: 25 Years

Repair and renovation costs on existing facility (included):

### **Probable programs and enrollments to be accommodated:**

This will support the growth of our current Student Housing program but providing beds to up to 158 students.

### **Reasons for acquisition and how this project relates to the college's facilities master plan, the strategic plan, and institutional goals:**

Columbia Basin College is pursuing the design and construction of an additional student housing building because the student demand for houses far exceeds our supply. As of Fall 2023 we stopped adding students to our waitlist once we hit 60 students, which is almost 50% of our current bed

capacity. That coupled with the strong growth, a continuing upward trend in the fill rate, and the growing need for affordable student housing, is why we decided to build additional student housing. Although situated in a slightly different physical location, the facilities master plan, updated in 2023 shows the growth of additional student housing buildings within the next 10 years.

About the project's support of our institutional goals and alignment with our strategic plan:

Goal 2: Provide holistic and flexible support services that help students stay on their path

Initiative 2: Connect students to the resources they need to stay enrolled and complete their education.

Initiative 3: Evaluate and improve mental health support, education, and awareness for students.

Initiative 4: Identify and remove systemic barriers to improving student course success, retention, and completion, with a focus on students who have been historically marginalized.

Providing housing for students is important for their retention. A recent [study](#) showed that students who have housing insecurity have lower GPAs and more mental health issues.

Goal 3: Enhance student involvement and engagement in co-curricular programs and services

Initiative 1: Provide co-curricular offerings that meet the needs of our diverse student population.

Co-curricular and educational programming is provided to residence hall students keeping them connected to and engaged with the college.

**FINANCIAL PLAN**

**Estimated Acquisition / Development Cost**

Attach C100 cost estimating form if Project Total is more than \$2 million.

Available here - [https://ofm.wa.gov/sites/default/files/public/budget/forms/2023-25/C100\\_2023.xlsx](https://ofm.wa.gov/sites/default/files/public/budget/forms/2023-25/C100_2023.xlsx)

Acquisition	<u>\$0.00</u>	Include DES RES fee
Design	<u>\$2,418,440.00</u>	Include sales tax if design-build delivery
Construction	<u>\$18,000,000.00</u>	Include sales tax
Equipment	<u>\$636,700.00</u>	Include sales tax
Artwork	<u>\$0.00</u>	Optional for locally funded projects
DES Project Management	<u>\$300,000.00</u>	Include DES E&AS fee
Other	<u>\$2,644,860.00</u>	Include permits, HazMat, DAHP, LEED, ...
<b>Total Project Cost</b>	<b><u>\$24,000,000</u></b>	Must equal cash and financing below

**Capital Project Funding**

**Cash and State Appropriations**

<u>Fund #</u>	<u>Describe Sources of Cash or Appropriation</u>	<u>Amount</u>
<u>573</u>	<u>Student Housing</u>	<u>+ \$1,500,000.00</u>
<u>146</u>	<u>Contracts</u>	<u>+ \$4,500,000.00</u>
		<u>+ \$</u>
		<u>+ \$</u>
	<b>Total Cash Contribution</b>	<u>= \$</u>

**Local Financing**

Certificate of Participation (amount borrowed)		<u>\$18,000,000.00</u>
Term (years)	<u>25 yrs.</u>	
Rate	<u>4.64%</u>	

**Annual Operating Cost**

Annual debt service payment	(a)	<u>+ \$1,230,000.00 per yr</u>
Incremental cost of maintenance and operations due to project		<u>+ \$317,000.00 per yr</u>
Additional 25 percent for debt service coverage		<u>+ \$325,000.00 per yr</u>
<b>Annual dedicated operating cash flow</b>	(C)	<u>= \$1,872,000.00 per yr</u>

**Revenue Sources for Operating Costs**

<u>Fund #</u>	<u>Describe Source of Revenues</u>	<u>Amount</u>
<u>573</u>	<u>Rental Revenue from students</u>	<u>+ \$1,583,890.00</u>
<u>570</u>	<u>Auxiliaries</u>	<u>+ \$400,000.00</u>
		<u>+ \$</u>
		<u>+ \$</u>
	<b>Total Dedicated Revenue (R)</b>	<u>= \$1,983,890.00</u>

**Annual Excess/(Deficit) Revenue due to Project** (R – C) \$111,890

Notes:

1. Identify special fees and distributions assessed by the students or Board of Trustees. Indicate date of action, duration of the assessment, and other conditions associated with the funds dedicated to this project. Additional information may be provided to support this request.
2. The State has not provided M&O for college non-academic or enterprise related facilities – dormitories, parking structures, food service facilities, bookstore space, etc. M&O for other alternatively financed projects is not certain and will be subject to OFM and legislative review on a case-by-case basis.



**FISCAL HEALTH MEASURE**

Use the following criteria for your analysis:

**Operating Revenue:**

Funds: 145, 148, 149, 4xx (except 444), 5xx  
 GL: 32xx  
 SrcRev: All except 03xx, 06xx, 07xx and 08xx  
 GL: 65xx  
 Exp Obj: Sx

**Debt:**

Funds: All except 0xx, 253, 444, 790, 840  
 GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year (e.g., 2018)	<b>(current)</b>	\$24,147,840.00
First full fiscal year of debt service for proposed financing	<b>(future)</b>	\$1,230,000.00
Current debt service		\$ 1,526,750.00
Current operating revenue		\$24,147,840.00
Current debt service / operating revenue		= 6.3%
Future debt service without proposed project requiring financing		\$ 1,526,750.00
Future debt service due to proposed project requiring financing <b>(a) from page 2</b>		+ \$ 1,230,000.00
Future debt service	<b>(A)</b>	= \$ 2,756,750.00
Future operating revenue without proposed project requiring financing		\$26,390,000.00
Future operating revenue due to proposed project requiring financing		+ \$ 1,583,890.00
Future operating revenue	<b>(B)</b>	= \$27,973,590.00
<b>Future debt service / operating revenue</b>	<b>(A/B)</b>	= <b>9.9%</b>

## ELIGIBILITY FOR TAX EXEMPT FINANCING

*Treasurer's questions to help ensure compliance with Internal Revenue Service (IRS) regulations for tax-exempt financings.*

1. Will any portion of the project or asset ever be **owned by** any entity other than the State or one of its agencies or departments?  Yes  No
2. Will any portion of the project or asset ever be **leased to** any entity other than the State or one of its agencies or departments?  Yes  No
3. Will any portion of the project or asset ever be **managed or operated** by any entity other than the State or one of its agencies or departments?  Yes  No
4. Will any portion of the project or asset be used to perform **sponsored research** under an agreement with a nongovernmental entity\*?  Yes  No
5. Does the project involve a **public/private venture**, or will any entity other than the State or one of its agencies or departments ever have a **special priority or other right** to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply?  Yes  No
6. Will any portion of the Bond/COP proceeds be **granted or transferred** to nongovernmental entities or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes?  Yes  No
7. If you have answered "**Yes**" to any of the questions above, will your agency or any other State agency **receive any payments** from any nongovernmental entity, for the use of, or in connection with, the project or asset?  Yes  No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be **sold to** any entity other than the State or one of its agencies or departments?  Yes  No
9. Will any portion of the Bond/COP proceeds be **loaned to** nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes?  Yes  No
10. Will any portion of the Bond/COP proceeds be used for **staff costs for tasks not directly related** to a financed project(s)?  Yes  No

\*A nongovernmental entity is defined as:

- a) any person or private entity, such as a corporation, partnership, limited liability company, or association;
- b) any nonprofit corporation (including any 501(c)(3) organization);
- c) the federal government (including any federal department or agency).

### Determining eligibility:

If all of the answers to the questions above are "No", request tax-exempt funding. If the answer to any of the questions is "Yes", contact the SBCTC Capital Budget Office for further review.



Columbia Basin College  
Resolution No. 24-02

New Student Housing Project Approval and Request for Financing

WHEREAS, the Board of Trustees of Community College District No. 19, Columbia Basin College, recognizes the critical role Columbia Basin College plays in providing first-rate educational programs and training in Benton and Franklin counties, AND

WHEREAS, Columbia Basin College desires to provide safe and affordable on-campus housing options for our students, AND

WHEREAS, Columbia Basin College has been granted the authority by the Board of Trustees to expend up to \$6,000,000 for design and initial construction, AND

WHEREAS, Columbia Basin College will seek additional authority by the Board of Trustees to expend up to \$24,000,000 for design, construction, fixtures, furnishings, and equipment, AND

WHEREAS, Columbia Basin College will be using \$6,000,000 in local funds, AND

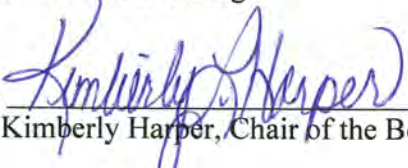
WHEREAS, Columbia Basin College will seek financing authority with the assistance of the State Board for Community and Technical Colleges (SBCTC) to obtain Legislative approval of a \$18,000,000 Certificate of Participation (COP), AND

WHEREAS, the Board of Trustees of Columbia Basin College and the College President desire to show their strong support for this project, AND

WHEREAS, Columbia Basin College has legal authority, and that Eduardo Rodriguez, Vice President for Administrative Services, is hereby authorized, for and on behalf of Columbia Basin College, to do and perform any and all acts which may be necessary to carry out the foregoing resolution including the preparing, making and filing of plans, applications, reports and other documents; the execution, acceptance, delivery and recordation of agreements, and other instruments pertaining to Columbia Basin College's New Student Housing project.

NOW, THEREFORE, BE IT RESOLVED by The Board of Trustees of Columbia Basin College hereby approves that the foregoing resolution is a true and correct copy of the resolution adopted by the vote of a majority of the members of the Columbia Basin College Board of Trustees present at a meeting of said Board on the 13th day of May, 2024, at which a quorum was present.

BOARD OF TRUSTEES  
Columbia Basin College

By:   
\_\_\_\_\_  
Kimberly Harper, Chair of the Board of Trustees

699 - Community and Technical College System  
Capital Project Request

2025-27 Biennium

\*

Version: S1 Temp start 25-27 budget

Report Number: CBS002

Date Run: 8/6/2024 11:19PM

Project Number: 40001152

Project Title: COP for Edmonds College Student Housing Acquisition

**Description**

Starting Fiscal Year: 2026

Project Class: Program

Agency Priority: 0

**Project Summary**

Request to finance up to \$9,000,000 backed by local funding to purchase a privately owned dormitory currently housing Edmonds college students.

**Project Description**

Edmonds College is seeking approval to finance up to \$12.5 million, backed by local funds, to purchase Rainier Place, a 180-bed residence hall located at 1992068th Ave W, Lynnwood, WA 98036. This acquisition aims to address critical student housing needs and enhance operational efficiency.

The college proposes to acquire Rainier Place, which is situated on 1.2 acres of land and was built in 2009 by Grow America/ ECCO Properties and currently managed by Blanton Turner. The property includes various amenities conducive to a supportive educational environment and currently serves as student housing. The college plans to use Rainier Place to provide stable, affordable housing for its students, aligning with its strategic goals and mission.

The property provides an opportunity for the college to address significant student housing needs. The acquisition aligns with the strategic and master plans of Edmonds College, emphasizing the importance of student housing as part of its educational mission.

The college will update its facilities master plan to include this property prior to the acquisition.

The financial plan includes an initial payment of \$3.5 million, with the remaining \$9 million to be financed through Certificates of Participation (CoP) over 20 years. Financial projections, considering occupancy rates of 85-86% and interest rates up to 5%, indicate positive cash flow and increased operational control. Any operation, maintenance, repairs, or renovations for future work will be paid from local college funds. The college will obtain appropriate expenditure authority for future capital work consistent with State Board policy.

Ownership of the property would eliminate annual losses due to salaries paid to ECCO Properties, allowing administrative expenses to be redirected to Edmonds College Housing. Full control over the facility's usage, maintenance, and future renovations ensures the dormitory continues to meet evolving student and community needs. Positive cash flow generated can further benefit students and the college community.

The college has identified sufficient local funds and a 25 percent annual reserve for the acquisition. The college board of trustees approved the acquisition and financing request on April 18, 2024.

Per Chapter 39.94 of the Revised Code of Washington, all capital financing requires approval from the Legislature and the State Finance Committee. Once legislative approval is granted in the capital budget, the State Finance Committee can market and sell a Certificate of Participation for this purpose.

**699 - Community and Technical College System  
Capital Project Request**

2025-27 Biennium

\*

Version: S1 Temp start 25-27 budget

Report Number: CBS002

Date Run: 8/6/2024 11:19PM

Project Number: 40001152

Project Title: COP for Edmonds College Student Housing Acquisition

**Description**

The acquisition of Rainier Place by Edmonds College is a strategic move that aligns with the mission of the community and technical college system, addresses critical student housing needs, and provides long-term financial and operational benefits. The proposal is consistent with state laws and regulations and serves the best interests of the college, community, and state.  
Consistent with State Board policy, the college will work with the Department of Enterprise Services for the acquisition.

**Location**

City: Lynnwood

County: Snohomish

Legislative District: 032

**Project Type**

Alternate Financing

**Growth Management impacts**

No growth management impacts are anticipated.

New Facility: No

**Funding**

Acct Code	Account Title	Estimated Total	Expenditures		2025-27 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
COP-6	Certificate of Part-Non-Appropriate	9,000,000				9,000,000
	<b>Total</b>	<b>9,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9,000,000</b>
			Future Fiscal Periods			
			2027-29	2029-31	2031-33	2033-35
COP-6	Certificate of Part-Non-Appropriate					
	<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Operating Impacts**

No Operating Impact

## Capital Project Request

2025-27 Biennium

\*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2025-27	2025-27
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40001152	40001152
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

## 2023-25 FINANCIAL CONTRACT REQUEST

<b>College:</b>		Edmonds College	
<b>Project title:</b>		Student Housing: Rainier Place Purchase	
<b>Project location:</b>		Lynnwood, WA	
<b>Contact Name:</b>		Chris Szarek	
<b>Contact Phone:</b>		425-640-1495	
<b><u>Probable Timing</u></b>			
Month/year of possible acquisition/development:		January 2026	
<b><u>Probable Type of Acquisition/Development</u></b>			
	Purchase (lump sum)		Lease with a purchase option
XXX	Time purchase (COP)		Lease for more than 10 years
<b><u>Probable Property Description</u></b>			
Desired location of proposed acquisition: Lynnwood, WA			
Description of proposed or desired property (include parcel numbers): 270420-002-001-00			
Owner's name on title if COP desired (attach title report): State of Washington, State Board for Community and Technical Colleges, Edmonds Community College			
Size of proposed acquisition:			
Acres	NA	Assignable SF	33,000
		Gross SF	75,124
Condition of acquired facility: The property appears to be designed, constructed and maintained to above average standards appropriate to its purpose, to have adequate utility systems, to be free from apparent fire or safety hazards and mold. The overall condition of the property is excellent.			
<b><u>Estimated Cost and Terms of Acquisition</u></b>			
Total cost/value	\$12,500,000	Annual cost (if lease or time purchase)	\$712,752
Expected terms: 20 years at 5%.			
Repair and renovation costs on existing facility (included): Furniture about \$500,000, carpeting about \$100,000, counter tops about \$200,000			
<b>Probable programs and enrollments to be accommodated:</b>			

For the Edmonds College Housing Office to house 184 students in beds that require housing to be a student at Edmonds College. Most students are international students and domestic students that come from out of the area.

**Reasons for acquisition and how this project relates to the college’s facilities master plan, the strategic plan, and institutional goals:**

**The acquisition of Rainier Place would mean a more successful Housing Program for the students and the College. As Housing and Residence Life is self support and this would increase funds to cover expenses. By fully managing the building the Housing Office will cut expenses by not having a management company involved and making more sound decisions around costs and staffing. Being fully student oriented will increase recruitment and retention of students. These students in housing also bring in millions each year in tuition and making for a more successful housing program, assures more tuition for the College. The Living and Learning environment is known to retain students more and complete students more than if they lived outside of campus housing.**

**FINANCIAL PLAN**

**Estimated Acquisition / Development Cost**

Attach C100 cost estimating form if Project Total is more than \$2 million.

Available here - <https://ofm.wa.gov/sites/default/files/public/budget/forms/2025-27/C100.xlsx>

Acquisition	\$12,521,500	Include DES RES fee
Design	\$N/A	Include sales tax if design-build delivery
Construction	\$N/A	Include sales tax
Equipment	\$N/A	Include sales tax
Artwork	\$N/A	Optional for locally funded projects
DES Project Management	\$N/A	Include DES E&AS fee
Other	\$0	Include permits, HazMat, DAHP, LEED, ...
<b>Total Project Cost</b>	<b>\$12,521,500</b>	Must equal cash and financing below

**Capital Project Funding**

**Cash and State Appropriations**

Fund #	Describe Sources of Cash or Appropriation	Amount
147	local capital funds	+ \$2,000,000
146	college reserve funds	+ \$1,500,000
		+ \$
		+ \$
<b>Total Cash Contribution</b>		<b>= \$</b>

**Local Financing**

Certificate of Participation (amount borrowed)		\$ 9,000,000
Term (years)	20yrs	
Rate	5.0 %	



<b>Annual Operating Cost</b>			
	Annual debt service payment	(a)	+ \$ 712,752 per yr
	Incremental cost of maintenance and operations due to project		+ \$ 710,000 per yr
	Additional 25 percent for debt service coverage		+ \$ 178,188 per yr
	<b>Annual dedicated operating cash flow</b>	(C)	= \$1,600,940 per yr
<b>Revenue Sources for Operating Costs</b>			
	<u>Fund #</u>	<u>Describe Source of Revenues</u>	<u>Amount</u>
	573	Student Rent Fees	+ \$2,163,164
			+ \$
			+ \$
			+ \$
		<b>Total Dedicated Revenue (R)</b>	= \$
<b>Annual Excess/(Deficit) Revenue due to Project</b>		(R – C)	\$562,224
Notes:			
<ol style="list-style-type: none"> <li>Identify special fees and distributions assessed by the students or Board of Trustees. Indicate date of action, duration of the assessment, and other conditions associated with the funds dedicated to this project. Additional information may be provided to support this request.</li> <li>The State has not provided M&amp;O for college non-academic or enterprise related facilities – dormitories, parking structures, food service facilities, bookstore space, etc. M&amp;O for other alternatively financed projects is not certain and will be subject to OFM and legislative review on a case-by-case basis.</li> </ol>			

**FISCAL HEALTH MEASURE**

Use the following criteria for your analysis:

**Operating Revenue:**

Funds: 145, 148, 149, 4xx (except 444), 5xx  
 GL: 32xx  
 SrcRev: All except 03xx, 06xx, 07xx and 08xx  
 GL: 65xx  
 Exp Obj: Sx

**Debt:**

Funds: All except 0xx, 253, 444, 790, 840  
 GL: 5xxx except 5116, 5124, 5125, 5127, 5128, 5153, 5155, 5158, 5192, 5225, 5227, 5228

Previous fiscal year Operating Revenue - Debt from above criteria (2024) <b>(current)</b>		\$30,073,753
First full fiscal year of debt service for proposed financing (2027)	<b>(future)</b>	\$712,752
Current debt service (2024)		\$2,555,822
Current operating revenue (2024)	<b>(B)</b>	/ \$36,757,312
Current debt service / operating revenue		= 6.95 %

Future debt service without proposed project requiring financing (2027)	\$850,500
Future debt service due to proposed project requiring financing (a) from page 2	+ \$712,752
Future debt service (A)	= \$1,563,252

Edmonds College currently leases Rainier Place at a rate depending on occupancy. It is in the best interest of the college to acquire the building to maintain reasonable rental rates for students while eliminating net losses. While the future (2027) operating revenue with or without acquisition will remain the same the net profit after expenses will improve.

Future operating revenue without proposed project requiring financing (2027)	\$2,189,914
Future operating revenue due to proposed project requiring financing (2027)	+ \$0
Future operating revenue (B)	= \$2,189,914

Future Net Profit (Loss) without proposed project requiring financing	\$ (123,000)
Future Net Profit (Loss) due to proposed project requiring financing	\$ 779,300

<b>Future debt service / operating revenue (A/B)</b>	<b>= 4.25 %</b>
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### ELIGIBILITY FOR TAX EXEMPT FINANCING

*Treasurer's questions to help ensure compliance with Internal Revenue Service (IRS) regulations for tax-exempt financings.*

1. Will any portion of the project or asset ever be <b>owned by</b> any entity other than the State or one of its agencies or departments?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
2. Will any portion of the project or asset ever be <b>leased to</b> any entity other than the State or one of its agencies or departments?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
3. Will any portion of the project or asset ever be <b>managed or operated</b> by any entity other than the State or one of its agencies or departments?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Will any portion of the project or asset be used to perform <b>sponsored research</b> under an agreement with a nongovernmental entity*?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5. Does the project involve a <b>public/private venture</b> , or will any entity other than the State or one of its agencies or departments ever have a <b>special priority or other right</b> to use any portion of the project or asset to purchase or otherwise acquire any output of the project or asset such as electric power or water supply?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6. Will any portion of the Bond/COP proceeds be <b>granted or transferred</b> to nongovernmental entities or granted or transferred to other governmental entities which will use the grant for nongovernmental purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
7. If you have answered " <b>Yes</b> " to any of the questions above, will your agency or any other State agency <b>receive any payments</b> from any nongovernmental entity, for the use of, or in connection with, the project or asset?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8. Is any portion of the project or asset, or rights to any portion of the project or asset, expected to be <b>sold to</b> any entity other than the State or one of its agencies or departments?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

9. Will any portion of the Bond/COP proceeds be <b>loaned to</b> nongovernmental entities or loaned to other governmental entities that will use the loan for nongovernmental purposes?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
10. Will any portion of the Bond/COP proceeds be used for <b>staff costs for tasks not directly related</b> to a financed project(s)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

\*A nongovernmental entity is defined as:

- a) any person or private entity, such as a corporation, partnership, limited liability company, or association;
- b) any nonprofit corporation (including any 501(c)(3) organization);
- c) the federal government (including any federal department or agency).

**Determining eligibility:**

If all of the answers to the questions above are “No”, request tax-exempt funding. If the answer to any of the questions is “Yes”, contact the SBCTC Capital Budget Office for further review.

**BOARD OF TRUSTEES****Regular Meeting****Thursday, May 9, 2024**

Meeting: 9:00am – 12:00pm

**In Person:** Gateway Hall, Room 352, 6600 196<sup>th</sup> Street SW, Lynnwood, WA**Zoom:** <https://us02web.zoom.us/j/88441103551>**Join by telephone:** (253) 215-8782 | **Meeting ID:** 884 4110 3551**AGENDA**

- 9:00am **1. Call to Order** Chair Dave Earling
- 9:02am **2. Land Acknowledgement**
- 9:04am **3. Introduction of Guests** Chair Dave Earling
- 9:07am **4. Approval of Meeting Minutes** Chair Dave Earling  
**page 3** April 18, 2024 – Regular Meeting
- 9:09am **5. Next Meeting** Chair Dave Earling  
Thursday, June 13, 2024 – 3:30pm
- 9:10am **6. Transforming Lives – Student Testimonials**
- 9:20am **7. Public Comment** Chair Dave Earling  
To make a public comment, you may submit it in writing to [publiccomment@edmonds.edu](mailto:publiccomment@edmonds.edu) no later than Wednesday, May 8, 2024, at 5pm. Written comments should be no more than 300 words in length, include your name and affiliation with the college, and will be read into the record, time permitting. Public comments may also be made in person at the meeting. All virtual participants who wish to make a public comment should submit one in writing as outlined above.
- 9:30am **8. President’s Report** Dr. Amit Singh
- 9:40am **9. Informational & Monitoring Reports**  
a. Q3 Budget Update (10) Dr. Amit Singh, James Mulik  
b. Faculty Senate Council Update (10) Dr. Rachel Wade

10:00am	<b>10. New Business: First Consideration</b>	
<a href="#">page 10</a>	a. Consideration of Programs for Elimination	Dr. Kim Chapman
<a href="#">page 13</a>	b. Consideration of ASEC Fee Budget	Kayli Short
<a href="#">page 16</a>	c. Consideration of FY25 Operating Budget	Dr. Amit Singh, James Mulik
10:25am	<b>11. Representative Reports</b>	
	a. Student Government Representative (5)	Eshcol Mulugeta
	b. Classified Staff Representative (5)	Lia Andrews
	c. Faculty Representative (5)	Scott Haddock
10:40am	<b>12. Break (10)</b>	
10:50am	<b>13. Foundation Report</b> <a href="#">page 17</a>	Tom Bull
10:55am	<b>14. Board DEI Committee Update</b>	Trustee Wally Webster, Trustee Courtney Wooten
11:10am	<b>15. Board Discussion</b>	Chair Dave Earling
	a. Trustee Updates	
	b. ACT Debrief	
	c. Other	
11:20am	<b>16. Study Session – Running Start (25)</b>	Nell Colyn
11:45am	<b>17. Executive Session (15)</b>	Chair Dave Earling
12:00pm	<b>18. Adjournment</b>	Chair Dave Earling

**Next Regular Meeting: Thursday, June 13, 2024, 3:30pm**

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Times are estimates only and subject to change.

The Board of Trustees may convene to an Executive Session to discuss matters covered under RCW 42.30.110. Action may be taken, if necessary, as a result of items discussed in the Executive Session.

Information for individuals with hearing or visual impairments can be provided when adequate notice is given to the Office of the President: kristen.nyquist@edmonds.edu

### **Approval of Continuing Tenure Probationary Status**

Dr. Chapman presented candidates for continuing tenure probationary status moving from second year to third year - Rachel Phillips (College Prep), Leslie Rossman (Communication), Hsinmei (May) Lin (English), Allison Kuklok (Philosophy), Ted Chen (Paralegal), Roxanne Green (Social and Human Services), Jaehan Park (English Language Acquisition), Uzair Muhammad (Mathematics), Pablo Pedrosa Diaz (Advanced Manufacturing and Materials Engineering Technology), Yiren Yue (Biology), Jesse Moore (Engineering Technology), Frank Kadwell (Information Technology Application Development); and first year candidates moving to second year - Yoon Han (Accounting), Anna Truss (Computer Information Systems), Maria de Zuviria Padlock (Computer Science), Julio Garibay (Computer Science), Jackie Sheppard (English Language Acquisition), Lily Fox (High School Completion), Sarah Gray (Library), Jennifer Casperson (Nursing), Penny Watridge (Nursing), Nina Kunimoto (Sociology).

Vice Chair Earling asked for a motion to approve **Resolution #24-4-2, Approval of Continuing Tenure Probationary Status**, which was made by Trustee Wooten, seconded by Trustee Wagner, and approved, with Trustee Artellano abstaining.

**Approved**

### **Approval of Candidates for Professional Leave**

Dr. Singh stated that due to the new collective bargaining agreement with the faculty union, professional leave is now compensated at 100% of the faculty member's salary, and that change had been noted in the background information for the agenda item.

Chair Earling called for a motion to approve **Resolution #24-4-3, Professional Leave Requests for the 2024-2025 Academic Year - Tenured Faculty**, granting leave to Michelle Hubbard, Steven Hailey, and Jeannie Nieman, which was made by Trustee Wagner, seconded by Trustee Wooten, and approved, with Trustee Artellano abstaining.

**Approved**

### **Approval of New Program - Pre-Healthcare Certificate in Allied Health**

Chair Earling called for a motion to approve **Resolution #24-4-4, Approval of New Academic Program: Allied Health Education - Pre-Healthcare Certificate**, which was made by Vice Chair Zapora, seconded by Trustee Wagner, and unanimously approved.

**Approved**

### **Approval of ASEC 2024-25 Fee Budget**

To follow up on the question from the last meeting regarding what funding is available to offset the impact of fees, Dr. Singh shared information regarding the Washington College Grant that is available to students depending on their income level. Chair Earling called for a motion to approve **Resolution #24-4-5, Approval of ASEC Services and Activities and Self-Assessed Fee Rates FY 2024-25**, which was made by Trustee Wagner, seconded by Trustee Wooten, and unanimously approved.

**Approved**

### **Approval of Real Estate Acquisition: Rainier Place**

Dr. Singh and Dr. Jorge de la Torre, Vice President for Student Engagement and Support, outlined the proposal to acquire student dormitory Rainier Place, including a 20-year profit/loss forecast for the most conservative scenario that shows rents going up at a rate lower than it currently does for the first few years and then rising to 2% for a couple of years and finally rising to 3% for the last 8 or 9 years, and with an annualized occupancy of 65%, which is also lower than current rates. This scenario still shows a net profit of \$4.3M.

Vice Chair Zapora asked about capital expenses, of which Dr. Singh said about \$150K has been built into the projections, but anything above that would be sourced from the net revenue.

Chair Earling called for a motion to approve **Resolution #24-4-6 Approval of Real Estate Acquisition: Rainier Place**, which was made by Vice Chair Zapora, seconded by Trustee Wooten, and unanimously approved.  
**Approved**

#### **BREAK**

At 4:46pm, Chair Earling adjourned the meeting for a 10-minute break, returning at 4:56pm.

At 4:56pm, Chair Earling reconvened the meeting in open session.

#### **BOARD DEI COMMITTEE UPDATE**

Trustee Wooten reported that she and Trustee Webster had begun to meet, and had decided to study completion data which could show where the college could focus its efforts, and in addition, would be looking at DEI training for the Board.

#### **BOARD DISCUSSION**

Chair Earling opened the floor for updates from trustees:

Trustee Wooten shared that she had attended a recent North Puget Sound Conference on Race, presented at Everett Community College, which was a great opportunity to learn; and she will also be attending the upcoming Leadership Snohomish County's Step-Up Conference on Racial Equity.

Trustee Wagner shared that former student Ahmad Hilal Abid was one of four finalists in Snohomish County's Emerging Leaders, which was wonderful to see. Leadership Launch, where she is the new executive director, will be holding an open house launch event on May 24, which is free, open to the community, and student-led.

Chair Earling shared that the accreditation visit was very energizing. Final results won't be available until later, but he felt the meeting with the trustees was great, and that the feedback overall was very positive.

#### **STUDY SESSION - STEM Support Programs**

Dr. Schroyer, Dean of STEM, and colleagues Cassandra Schmitt, MESA Director, and Sandra Hernandez, AmeriCorps MESA Marketing and Community Coordinator, shared information about three STEM support programs -- MESA, STEM Study Room, and Undergraduate Research as follows:

- The job market demands STEM-related skills and knowledge; there has been a 79% increase in STEM employment since 1990 and average salary for STEM workers is \$100K+ a year
- Key STEM program components are: success, motivation, innovative ideas, retention; and collaboration skills
- **The Mathematics, Engineering, Science Achievement (MESA)** program is an Americorps program that empowers underrepresented students by providing a community that supports their pathway to higher education in STEM; it is located in Hazel Miller Hall 206.
  - EC's MESA program demographics are majority women and historically underrepresented students
  - The centralized drop-in academic support Student Center offers faculty office hours in competitive STEM subjects, transfer assistance from student ambassadors, and MESA student tutors
  - The pass rates and Fall to Winter persistence is very near or higher for MESA students than the general population at Edmonds College

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**RESOLUTION #24-4-6  
APPROVAL OF REAL ESTATE ACQUISITION: RAINIER PLACE**

WHEREAS, Rainier Place, an on-campus residence hall located at 19920 68th Ave W, Lynnwood, WA 98036, was constructed in 2009 to address the housing needs of Edmonds College students, financed by ECCO properties through tax-exempt bonds; and

WHEREAS, the College has collaborated with ECCO Properties and property management company Blanton Turner in the operation of Rainier Place since its inception, providing staffing for various services at its own expense; and

WHEREAS, ongoing discussions between the College and ECCO Properties have focused on the feasibility of bond retirement and College ownership; and

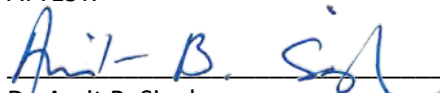
WHEREAS, projections indicate positive cash flow and would allow greater operational control under College ownership,

NOW, THEREFORE BE IT RESOLVED that the Board of Trustees, having reviewed the real estate acquisition proposal at its March 21, 2024 meeting, and again at the April 18, 2024 meeting, hereby authorizes the College President, Dr. Amit B. Singh, to enter into an agreement with ECCO Properties to acquire Rainier Place, assuming ownership effective January 1, 2026, as recommended by the College administration.

  
Dave Earling, Chair

Date Approved April 18, 2024

ATTEST:

  
Dr. Amit B. Singh





TAB F

Direct Pay Form



**Purpose:** To collect a list of capital project request that may qualify for direct pay. Please refer to Section 1.7 of the OFM Capital Budget Instructions for more information. If you have questions about these instructions or capital project eligibility, contact your assigned OFM budget advisor.

**Agency Name:** State Board for Community and Technical Colleges

Budget (Capital, Transportation, Operating)	Program/Subprogram Name	Item/Project #	Project Title	Eligible for Direct Pay (Yes/No)	Identify Portion Eligible	Amount of Eligible Portion	Tax Credit Category (select option)	Planned Completion Date	Notes
Capital	N/A			Yes	Solar PVA				
Capital	Major capital project	40001150	Grays Harbor Lake Swano Dam	No					
Capital	Major capital project	40000103	Olympic Innovation & Technology Learning Center	Yes	Rooftop photovoltaic clean energy production system.	\$ 125,000	Clean Electricity Production Tax Credit (45Y) 2025 onwards	12/31/2027	
Capital	Major capital project	40000106	Lower Columbia Center for Vocational and Transitional Studies	No					
Capital	Major capital project	40000108	Columbia Basin Performing Arts Building Replacement	No					
Capital	Major capital project	40000137	Whatcom Technology and Engineering Center	No					
Capital	Major capital project	40000222	Cascadia CCS Gateway building	No					
Capital	Major capital project	40000114	Edmonds Triton Learning Commons	No					
Capital	Major capital project	40000204	Renton Health Sciences Center	No					
Capital	Major capital project	40000256	Bellingham Engineering Technology Center - Bldg J Replacement	No					
Capital	Major capital project	40000109	Centralia Teacher Education and Family Development Center	No					
Capital	Major capital project	40000107	Spokane Apprenticeship Center	Yes	Geothermal heating and cooling system; solar PV, and EV charging stations	\$ 1,500,000	Clean Electricity Investment Tax Credit (48E) 2025 onwards	3/31/2027	
Capital	Major capital project	40000110	Skagit Library/Culinary Arts Building	No					
Capital	Minor Works - Program Improvements (25-27)	40001051	Minor Works - Program Improvements (25-27)	No					
Capital	Minor Works - Preservation (25-27)	40001110	Minor Works - Preservation (25-27)	No					
Capital	Minor Works - Roof Repairs (25-27)	40001190	Minor Works - Roof Repairs (25-27)	No					
Capital	Minor Works - Site Repairs (25-27)	40001226	Minor Works - Site Repairs (25-27)	No					
Capital	Minor Works - Infrastructure Replacement (25-27)	40001262	Minor Works - Infrastructure Replacement (25-27)	No					
Capital	Minor Works - Facility Repairs (25-27)	40001298	Minor Works - Facility Repairs (25-27)	No					