



2023-25 CAPITAL BUDGET REQUEST

SEPTEMBER 15, 2022

Capital Investments Serve Students and Communities

Washington's system of 34 community and technical colleges deeply appreciates the Governor's and Legislature's support over the past two sessions.

For the 2023-25 capital budget, our system requests \$1.7 billion in capital investments to maintain and modernize our aging campuses and ensure we provide effective teaching and learning environments for the next generation of students.

Minor Works

Only 68% of our system's 21 million square feet of facilities is in at least adequate condition. As facilities age, the costs to repair, maintain and preserve existing facilities grows.

With minor works funding, colleges undertake small but critical projects that preserve and keep campus spaces viable, relevant and useful. The projects prolong the life of buildings, preventing or delaying more costly renovation and replacement projects in the future.

Under our request, our state's 34 community and technical colleges will receive funding for high-priority facility repairs – such as roofs, walls, windows, mechanical systems and site repairs – and for infrastructure replacement projects.

All colleges will also receive funding to reconfigure existing space to meet post-pandemic education needs. For example, the funding will allow colleges to modify classroom space to facilitate hybrid teaching and learning, create active learning and multimedia rooms, expand shared areas, and repurpose open space.

Major Projects

Our capital budget request also includes funding for 41 major projects, which are ranked based on a rigorous assessment of the need for space, condition of existing facilities, systemwide policy objectives, and estimated costs.

The projects will 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 1.4 million square feet of the college system's oldest and least functional teaching and learning space will be replaced or renovated.

As requested by the State Board and directed by the Legislature, we are requesting funds to both design and construct each project rather than making separate requests for each project phase over different state budget cycles.

Fully funding our capital request will benefit students at every college, create valuable public assets for local communities, and put people to work in well-paying jobs that support the local economy in every corner of the state.



CONTACT INFORMATION

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2023-25 SBCTC Capital Request for New Appropriations

Priority	College	Funding Phase	Project	2023-25 request	Cumulative total
1	Statewide	2003 operating fund swap	Preventive Facility Maintenance and Building System Repairs	\$ 22,800,000	\$ 22,800,000
2	Statewide	Design & Construct	2023-25 Minor Works - Preservation	\$ 28,724,000	\$ 51,524,000
3	Statewide	Design & Construct	2023-25 Minor Repairs - Roof	\$ 11,207,000	\$ 62,731,000
4	Statewide	Design & Construct	2023-25 Minor Repairs - Facility	\$ 39,446,000	\$ 102,177,000
5	Statewide	Design & Construct	2023-25 Minor Repairs - Site	\$ 6,171,000	\$ 108,348,000
6	Statewide	Design & Construct	2023-25 Minor Repairs - Infrastructure	\$ 40,300,000	\$ 148,648,000
7	Statewide	Design & Construct	2023-25 Minor Works - Program	\$ 68,000,000	\$ 216,648,000
8	Lake Washington	Construct	Center for Design	\$ 38,949,000	\$ 255,597,000
9	Bates	Construct	Fire Service Training Center	\$ 38,135,000	\$ 293,732,000
10	Olympic	Construct	Innovation & Technology Learning Center	\$ 27,678,000	\$ 321,410,000
11	Everett	Design & Construct	Baker Hall Replacement	\$ 37,904,000	\$ 359,314,000
12	Tacoma	Construct	Center for Innovative Learning and Engagement	\$ 35,514,000	\$ 394,828,000
13	Wenatchee	Construct	Center for Technical Education and Innovation	\$ 46,471,000	\$ 441,299,000
14	Shoreline	Construct	STE(A)M Education Center	\$ 39,692,000	\$ 480,991,000
15	Lower Columbia	Construct	Center for Vocational and Transitional Studies	\$ 39,522,000	\$ 520,513,000
16	Columbia Basin	Design & Construct	Performing Arts Building Replacement	\$ 44,505,000	\$ 565,018,000
17	Whatcom	Design & Construct	Technology and Engineering Center	\$ 39,981,000	\$ 604,999,000
18	Cascadia	Construct	CC5 Gateway building	\$ 38,136,000	\$ 643,135,000
19	Edmonds	Construct	Triton Learning Commons	\$ 40,357,000	\$ 683,492,000
20	Renton	Construct	Health Sciences Center	\$ 50,682,000	\$ 734,174,000
21	Bellingham	Design & Construct	Engineering Technology Center - Bldg J Replacement	\$ 17,359,000	\$ 751,533,000
22	Centralia	Construct	Teacher Education and Family Development Center	\$ 10,501,000	\$ 762,034,000
23	Spokane	Construct	Apprenticeship Center	\$ 36,177,000	\$ 798,211,000
24	Skagit	Construct	Library/Culinary Arts Building	\$ 30,603,000	\$ 828,814,000
25	Highline	Design & Construct	Welcome Center for Student Success	\$ 44,401,000	\$ 873,215,000
26	Clark	Design & Construct	Hanna/Foster/Hawkins Complex Replacement	\$ 29,507,000	\$ 902,722,000
27	Peninsula	Design & Construct	Advanced Technology Center	\$ 22,522,000	\$ 925,244,000
28	South Seattle	Design & Construct	Rainier Hall Renovation	\$ 47,916,000	\$ 973,160,000
29	Seattle Central	Design & Construct	Broadway Achievement Center	\$ 31,995,000	\$ 1,005,155,000
30	Yakima	Design & Construct	Prior-Kendall Hall	\$ 28,275,000	\$ 1,033,430,000
31	Everett	Design & Construct	Student & Family Resource Center	\$ 18,867,000	\$ 1,052,297,000
32	Tacoma	Design & Construct	Student Support Center	\$ 35,421,000	\$ 1,087,718,000
33	Renton	Design & Construct	Trades and Industries Building	\$ 50,066,000	\$ 1,137,784,000
34	Columbia Basin	Design & Construct	Center for Applied Science and Agriculture	\$ 49,840,000	\$ 1,187,624,000
35	Clover Park	Design & Construct	Center for Innovative Teaching and Community Connections	\$ 46,703,000	\$ 1,234,327,000
36	South Seattle	Design & Construct	Georgetown Campus, Building B	\$ 23,648,000	\$ 1,257,975,000
37	Bates	Design & Construct	Student Success Center	\$ 29,929,000	\$ 1,287,904,000
38	Wenatchee	Design & Construct	Immersive Technology and Engineering Center	\$ 18,790,000	\$ 1,306,694,000
39	Seattle Central	Design & Construct	Welcome Center & Edison Technical Modernization	\$ 45,233,000	\$ 1,351,927,000
40	Highline	Design & Construct	Academic Pathways and Technology Center	\$ 45,124,000	\$ 1,397,051,000
41	Spokane Falls	Design & Construct	Teaching & Learning Commons	\$ 52,018,000	\$ 1,449,069,000
42	Lower Columbia	Design & Construct	Welcome Center	\$ 33,229,000	\$ 1,482,298,000
43	Shoreline	Design & Construct	Comprehensive Student Services Center	\$ 33,687,000	\$ 1,515,985,000
44	Big Bend	Design & Construct	Health Science and Performing Arts Center	\$ 31,953,000	\$ 1,547,938,000
45	Skagit	Design & Construct	Industrial Technology & Public Safety Building	\$ 49,918,000	\$ 1,597,856,000
46	Spokane	Design & Construct	Allied Health Building	\$ 47,171,000	\$ 1,645,027,000
47	Lake Washington	Design & Construct	East Building Renovation and Expansion	\$ 48,469,000	\$ 1,693,496,000
48	Bellingham	Design & Construct	Building A Renovation & Building Y Replacement	\$ 9,974,000	\$ 1,703,470,000

TAB A

1. Ten-year capital program summary (CBS001)
2. FTE summary (CBS004)
3. Maintenance backlog reduction plan
4. Fund 060 cashflow projection
5. DAHP correspondence (all projects)



SBCTC 2023-25 Capital Budget Request

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	0026 3b - 40000670 Approved DAHP 23-25 exemption list - roof repairs
	0027 4a - 40000595 DAHP 23-25 approval letter minor works exempted projects
	0028 4b - 40000595 Approved DAHP 23-25 exemption list - facility repairs
	0031 5a - 40000698 DAHP 23-25 approval letter minor works exempted projects
	0032 5b - 40000698 Approved DAHP 23-25 exemption list - site repairs
	0033 6a - 40000721 DAHP 23-25 approval letter minor works exempted projects
	0034 6b - 40000721 Approved DAHP 23-25 exemption list - infrastructure replacement
	0040 7a - 40000754 DAHP 23-25 approval letter minor works exempted projects
	0041 7b - 40000754 Approved DAHP 23-25 exemption list - program
	0048 8 - 40000102 Lake Washington - Center for Design DAHP review 8Nov17
	0053 9 - 40000130 Bates - Fire Service Training Center DAHP review 16Nov17
	0057 10 - 40000103 Olympic - Innovation & Technology Learning Center DAHP report 29Aug22
	0073 11 - 40000190 Everett - Baker Hall Replacement DAHP review 21Nov17
	0080 12 - 40000104 Tacoma - Center for Innovative Learning and Engagement DAHP review 21Dec15
	0081 13 - 40000198 Wenatchee - Center for Technical Education and Innovation DAHP review 2Nov17
	0082 14 - 40000214 Shoreline - STE(A)M Education Center DAHP review 10Sep18
	0086 15 - 40000106 Lower Columbia - Center for Vocational and Transitional Studies DAHP review 10Dec15
	0087 16 - 40000108 Columbia Basin - Performing Arts Building Replacement DAHP review 10Oct17
	0088 17 - 40000137 Whatcom - Technology and Engineering Center DAHP review 16Nov17
	0093 18 - 40000222 Cascadia - CC5 Gateway Building DAHP review 8Nov17
	0099 19 - 40000114 Edmonds - Triton Learning Commons DAHP review 16Nov17
	0103 20 - 40000204 Renton - Health Sciences Center DAHP review 27Nov17
	0104 21 - 40000256 Bellingham - Engineering Technology Center - Bldg J Replacement DAHP review 11Dec15
	0108 22 - 40000109 Centralia - Teacher Education and Family Development Center DAHP review 20Dec17
	0110 23 - 40000107 Spokane - Apprenticeship Center DAHP review 20Nov17
	0112 24 - 40000110 Skagit - Library Culinary Arts Building DAHP review 16Oct17
	0118 25 - 40000105 Highline - Welcome Center for Student Success DAHP review 16Dec17
	0119 26 - 40000227 Clark - Hanna Foster Hawkins Complex Replacement DAHP review 4Dec17
	0123 27 - 40000111 Peninsula - Advanced Technology Center DAHP review 20Dec17
	0124 28 - 40000231 South Seattle - Rainier Hall Renovation DAHP review 28Nov17
	0130 29 - 40000294 Seattle Central - Broadway Achievement Center DAHP review 5Sep17
	0133 30 - 40000506 Yakima - Prior-Kendall Hall Replacement DAHP review 7Nov19
	0134 31 - 40000522 Everett - Student and Family Support Center DAHP review
	0147 32 - 40000592 Tacoma - Student Support Center DAHP review
	0152 33 - 40000585 Renton - Trades and Industries Building DAHP review
	0157 34 - 40000581 Columbia Basin - Center for Applied Science and Agriculture DAHP review
	0158 35 - 40000580 Clover Park - Center for Innovative Teaching and Community Connections DAHP review
	0161 36 - 40000589 South Seattle - Georgetown Building B DAHP review
	0162 37 - 40000536 Bates - Student Success Center DAHP review
	0173 38 - 40000593 Wenatchee - Immersive Technology and Engineering Center DAHP review
	0174 39 - 40000586 Seattle Central - Welcome Center and Edison Technical Modernization DAHP review
	0180 40 - 40000582 Highline - Academic Pathways and Technology Center DAHP review
	0182 41 - 40000591 Spokane Falls - Teaching and Learning Commons DAHP review
	0183 42 - 40000584 Lower Columbia - Welcome Center DAHP review
	0186 43 - 40000587 Shoreline - Comprehensive Student Services Center DAHP review
	0188 44 - 40000538 Big Bend - Health Science and Performing Arts Center DAHP review

0201 45 - 40000588 Skagit Valley - Industrial Technology and Public Safety DAHP review
 0218 46 - Spokane - Allied Health Building DAHP review
 0219 47 - 40000583 Lake Washington - East Building Renovation and Expansion DAHP review
 0229 48 - 40000537 Bellingham - Building A Renovation and Building Y Replacement DAHP review

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0235 1 Statewide- Preventive Facility Maintenance and Bldg System Repairs 2023-25 40000871 CBS 002
 0237 2 Minor Works - Preservation (23-25) 40000630 CBS 002
 0261 3 Minor Works - Roof Repairs (23-25) 40000670 CBS 002
 0278 4 Minor Works - Facility Repairs (23-25) 40000595 CBS 002
 0308 5 Minor Works - Site Repairs (23-25) 40000698 CBS 002
 0324 6 Minor Works - Infrastructure Replacement (23-25) 40000721 CBS 002
 0353 11.1 Everett - Baker Hall Replacement 40000190 CBS 002 1Sep22
 0359 11.2 Everett - Baker Hall Replacement 40000190 Building C100 1Jul22
 0372 11.3 Everett - Baker Hall Replacement 40000190 InfraC100 1Jul22
 0385 11.4 Everett - Baker Hall Replacement 40000190 program update 1Aug21
 0387 12.1 Tacoma - Center for Innovative Learning and Engagement 40000104 CBS 002 2Sep22
 0392 12.2 Tacoma - Center for Innovative Learning and Engagement 40000104 PD C100
 0406 12.3 Tacoma - Center for Innovative Learning and Engagement 40000104 program update 12Aug22
 0407 13.1 Wenatchee - Center for Technical Education & Innovation 40000198 CBS 002 1Sep22
 0414 13.2 Wenatchee - Center for Technical Education & Innovation 40000198 PD C100 01Aug22
 0428 13.3 Wenatchee - Center for Technical Educatin & Innovation 40000198 revised program change
 0484 14.1 Shoreline - STE(A)M Education Center 40000214 CBS 002 2Sep22
 0490 14.2 Shoreline - STE(A)M Education Center 40000214 PD C100 19Aug22
 0504 14.3 Shoreline - STE(A)M Education Center 40000214 program update 2Sep22
 0505 15.1 Lower Columbia CVTS 40000106 CBS 002 2Sep22
 0511 15.2 Lower Columbia CVTS 40000106 C100 predesign update 25Jul22
 0525 15.3 Lower Columbia - Center for Vocational and Transitional Studies 40000106 program update 30Jun20
 0526 16.1 Columbia Basin - Performing Arts Building Replacement 40000108 CBS 002 25Aug22
 0533 16.2 Columbia Basin - Performing Arts Building Replacement 40000108 C100 1Jul22
 0546 16.3 Columbia Basin - Performing Arts Building Replacement 40000108 program update 6Jul21
 0547 21.1 Bellingham - Engineering Technology Center - Bldg J Replacement 40000256 CBS 002 25Aug22
 0554 21.2 Bellingham - Engineering Technology Center - Bldg J Replacement 40000256 building C100 22Aug2022
 0567 21.3 Bellingham - Engineering Technology Center - Bldg J Replacement 40000256 infraC100 22Aug2022
 0580 21.4 Bellingham - Engineering Technology Center - Bldg J Replacement 40000256 program update 6Jul21
 0582 22.1 Centralia - TEFDC 40000109 CBS 002 2Sep22
 0588 22.2 Centralia - TEFDC 40000109 PD C-100 27Jul22
 0602 22.3 Centralia - Teacher Education and Family Development Center 40000109 program update 16Aug22 vlfw
 0603 23.1 Spokane - Apprenticeship Center 40000107 CBS 002 2Sep22
 0610 23.2 Spokane - Apprenticeship Center 40000107 PD C100 27Jul22
 0624 23.3 Spokane - Apprenticeship Center 40000107 program update ccredit - 22_08-03
 0626 24.1 Skagit - Library Culinary Arts Building 40000110 CBS 002 1Sep22
 0632 24.2 Skagit - Library Culinary Arts Building 40000110 PD C100 27Jul22
 0646 24.3 Skagit - Library Culinary Arts Building 40000110 program update 22Aug22
 0647 25.1 Highline - Welcome Center for Student Success 40000105 CBS 002 25Aug22
 0652 25.2 Highline - Welcome Center for Student Success 40000105 building C100 8Aug22 REVISED
 0666 25.3 Highline - Welcome Center for Student Success 40000105 infra C100 8Aug22 REVISED
 0680 25.4 Highline - Welcome Center for Student Success 40000105 program update 30Jun21
 0681 26.1 Clark - Hanna Foster Hawkins Complex Replacement 40000227 CBS 002 25Aug22
 0688 26.2 Clark - Hanna Foster Hawkins Complex Replacement 40000227 building C100 1Jul22
 0702 26.3 Clark - Hanna Foster Hawkins Complex Replacement 40000227 infra C100 1Jul2022
 0716 26.4 Clark - Hanna Foster Hawkins Complex Replacement 40000227 program update 6Jul21
 0718 27.1 Peninsula - Advanced Technology Center 40000111 CBS 002 25Aug22
 0725 27.2 Peninsula - Advanced Technology Center 40000111 C100 1Jul22
 0739 27.3 Peninsula - Advanced Technology Center 40000111 program update 6Jul21
 0740 28.1 South Seattle - Rainier Hall Renovation 40000231 CBS 002 25Aug22
 0747 28.2 South Seattle - Rainier Hall Renovation 40000231 building C100 1Jul22

0760 28.3 South Seattle - Rainier Hall Renovation 40000231 infra C100 1Jul22
0773 28.4 South Seattle - Rainier Hall Renovation 40000231 program update 6Jul21
0774 29.1 Seattle Central - Broadway Achievement Center 40000294 CBS 002 25Aug22
0781 29.2 Seattle Central - Broadway Achievement Center 40000294 building C100 REVISED 16Aug22
0794 29.3 Seattle Central - Broadway Achievement Center 40000294 infra C100 REVISED16Aug22
0808 29.4 Seattle Central - Broadway Achievement Center 40000294 program update 6Jul21
0809 30.1 Yakima - Prior-Kendall Hall Replacement 40000506 CBS 002 25Aug22
0816 30.2 Yakima - Prior Kendall Hall Replacement 40000506 C100 1Jul22
0829 30.3 Yakima - Prior-Kendall Hall Replacement 40000506 program update 6Jul21
0830 32.1 Tacoma - Student Support Center 40000592 CBS 002 25Aug22
0835 32.2 Tacoma - Student Support Center 40000592 building C100 1Jul22
0848 32.3 Tacoma - Student Support Center 40000592 infra C100 1Jul22
0861 32.4 Tacoma - Student Support Center 40000592 program update 28Jul22
0863 34.1 Columbia Basin - Center for Applied Science and Agriculture 40000581 CBS 002 25Aug22
0868 34.2 Columbia Basin - Center for Applied Science and Agriculture 40000581 building C100 1Jul22
0882 34.3 Columbia Basin - Center for Applied Science and Agriculture 40000581 infra C100 1Jul22
0896 34.4 Columbia Basin - Center for Applied Science and Agriculture 40000581 program update 28Jul22
0897 35.1 CPTC - Center for Innovative Teaching and Community Connect 40000580 CBS 002 25Aug22
0902 35.2 CPTC - Center for Innovative Teaching and Community Connect 40000580 Bldg C100 5Jul22
0916 35.3 CPTC - Center for Innovative Teaching and Community Connect 40000580 Infra C100 5Jul22
0930 35.4 CPTC - Center for Innovative Teaching and Community Connect 40000580 prgoram update 28Jul22
0932 36.1 - South Seattle - Georgetown Campus Building B 40000589 CBS 002 25Aug22
0938 36.2 - South Seattle - Georgetown Campus Building B 40000589 building C100 5Jul22
0951 36.3 - South Seattle - Georgetown Campus, Building B 40000589 infrastructure C100 5Jul22
0964 36.4 - South Seattle - Georgetown Campus Building B 40000589 program update 28Jul22
0966 38.1 Wenatchee - Immersive Technology and Engineering Center 40000593 CBS 002 25Aug22
0971 38.2 Wenatchee - Immersive Technology and Engineering Center 40000593 building C100 7Jul22
0984 38.3 Wenatchee - Immersive Technology and Engineering Center 40000593 infra C100 7Jul22
0997 38.4 Wenatchee - Immersive Technology and Engineering Center 40000593 program update 28Jul22
0998 39.1 Seattle Central - Welcome Center Edison Tech Modernization 40000586 CBS 002 25Aug22
1003 39.2 Seattle Central - Welcome Center Edison Tech Modernization 40000586 building C100 7Jul22
1016 39.3 Seattle Central - Welcome Center Edison Tech Modernization 40000586 infrastructure C100 7Jul22
1029 39.4 Seattle Central - Welcome Center Edison Tech Modernization 40000586 program update 28Ju
1031 40.1 Highline - Academic Pathways and Technology Center 40000582 CBS 002 2Sep22
1036 40.2 Highline - Academic Pathways and Technology Center 40000582 building C100 5Jul22
1050 40.3 Highline - Academic Pathways and Technology Center 40000582 infrastructure C100 5Jul22
1064 40.4 Highline - Academic Pathways and Technology Center 40000582 program update 28Jul22
1066 41.1 Spokane Falls - Teaching and Learning Commons building 40000591 CBS 002 25Aug22
1071 41.2 Spokane Falls - Teaching and Learning Commons building 40000591 C100 5Jul22
1084 41.3 Spokane Falls - Teaching and Learning Commons 40000591 infrastructure C100 5Jul22
1097 41.4 Spokane Falls - Teaching and Learning Commons 40000591 program update 28Jul22
1099 42.1 Lower Columbia - Welcome Center 40000584 CBS 002 25Aug22
1104 42.2 Lower Columbia - Welcome Center 40000584 building C100 5Jul22
1117 42.3 Lower Columbia - Welcome Center 40000584 infrastructure C100 5Jul22
1130 42.4 Lower Columbia - Welcome Center 40000584 program update 28Jul22
1132 43.1 Shoreline - Comprehensive Student Services Center 40000587 CBS 002 2Sep22
1137 43.2 Shoreline - Comprehensive Student Services Center 40000587 building C100 5Jul22
1150 43.3 Shoreline - Comprehensive Student Services Center 40000587 infrastructure C100 5Jul22
1163 43.4 Shoreline - Comprehensive Student Services Center 40000587 program update 28Jul22
1166 44.1 Big Bend - Health Science and Performing Arts Center 40000538 CBS 002 25Aug22
1172 44.2 Big Bend - Health Science and Performing Arts Center 40000538 building C100 5Jul22
1185 44.3 Big Bend - Health Science and Performing Arts Center 40000538 infrastructure C100 5Jul22
1198 44.4 Big Bend - Health Science and Performing Arts Center 40000538 program update 28Jul22
1199 48.1 Bellingham - Building A and Y 40000537 CBS 002 25Aug22
1209 48.2 Bellingham - Building A Renovation 40000537 building C100 5Jul22
1222 48.3 Bellingham - Building Y Replacement 40000537 building C100 5Jul22
1235 48.4 Bellingham - Building A and Y 40000537 infrastructure C100 5Jul22
1248 48.5 Bellingham - Building A and Y 40000537 program update 28Jul22

Tab C 1249 Program Projects

1250 7 Minor Works - Program Improvements (23-25) 40000754
1333 8.1 Lake Washington - Center for Design 40000102 CBS002 1Sep2022
1338 8.2 Lake Washington - Center for Design 40000102 building C100 24Jun22
1351 8.3 Lake Washington - Center for Design 40000102 infrastructure C100 27Jun22
1364 8.4 Lake Washington - Center for Design 40000102 program update 6Jul21
1365 9.1 Bates - Fire Service Training Center 40000130 CBS002 1Sep22
1371 9.2 Bates - Fire Service Training Center 40000130 Building C100 1Jul22
1384 9.3 Bates - Fire Service Training Center 40000130 InfraC100 1Jul22
1397 9.4 Bates - Fire Service Training Center 40000130 program update 6Jul21
1398 10.1 Olympic - Innovation & Technology Learning Center 40000103 CBS002 6Sep22
1404 10.2 Olympic - Innovation & Technology Learning Center 40000103 REVISED C100 19Aug22
1417 10.3 Olympic - Innovation & Technology Learning Center 40000103 program update 6Jul21
1418 17.1 Whatcom - Technology and Engineering Center 40000137 CBS 002 25Aug22
1424 17.2 Whatcom - Technology and Engineering Center 40000137 C100 10Aug22 REVISED_bk
1437 17.3 Whatcom - Technology and Engineering Center 40000137 program update 6Jul21
1438 18.1 Cascadia - CC5 Gateway Building 40000222 CBS 002 1Sep22
1445 18.2 Cascadia - CC5 Gateway Building 40000222 PD C100 04Aug22
1458 18.3 Cascadia - CC5 Gateway Building 40000222 program update 30Jun20
1461 19.1 Edmonds - Triton Learning Commons 40000114 CBS 002 2Sep22
1467 19.2 Edmonds - Triton Learning Commons 40000114 PD building C100 27Jul22
1480 19.3 Edmonds - Triton Learning Commons 40000114 PD infra C100 27Jul22
1493 19.4 Edmonds Triton Learning Commons 40000114 program update 30Jun20
1494 20.1 Renton - Health Sciences Center 40000204 CBS 002 1Sep22
1501 20.2 Renton - Health Sciences Center 40000204 PD C100 28Jul22
1514 20.3 Renton - Health Sciences Center 40000204 program update 15Aug2022 EDIT
1516 31.1 Everett - Student and Family Resource Center 40000522 CBS 002 25Aug22
1522 31.2 Everett - Student and Family Resource Center 40000522 building C100 1Jul22
1535 31.3 Everett - Student and Family Resource Center 40000522 infra C100 1Jul22
1548 31.4 Everett - Student and Family Resource Center 40000522 program update 28Jul22
1549 33.1 Renton - Trades and Industries Building 40000585 CBS 002 25Aug22
1554 33.2 Renton - Trades and Industries Building 40000585 building C100 1Jul22
1567 33.3 Renton - Trades and Industries Building 40000585 infra C100 1Jul22
1580 33.4 Renton - Trades and Industries Building 40000585 program update 28Jul22
1582 37.1 Bates - Student Success Center 40000536 building CBS 002 25Aug22
1587 37.2 Bates - Student Success Center 40000536 building C100 7Jul22
1601 37.3 Bates - Student Success Center 40000536 infra C100 7Jul22
1615 37.4 Bates - Student Success Center 40000536 program update 28Jul22
1616 45.1 Skagit Valley - Industrial Technology and Public Safety 40000588 CBS 002 25Aug22
1621 45.2 Skagit Valley - Industrial Technology and Public Safety 40000588 building C100 5Jul22
1634 45.3 Skagit Valley - Industrial Technology and Public Safety 40000588 infra C100 5Jul22
1647 45.4 Skagit Valley - Industrial Technology and Public Safety 40000588building program update 28Jul22
1649 46.1 Spokane - Allied Health 40000590 CBS 002 25Aug22
1654 46.2 Spokane - Allied Health 40000590 Building C100 5Jul22
1667 46.3 Spokane - Allied Health 40000590 infrastructure C100 5Jul22
1680 46.4 Spokane - Allied Health 40000590 program update 28Jul22
1682 47.1 Lake Wa - East Building Renovation and Expansion 40000583 CBS 002 2Sep22
1688 47.2 Lake Wa - East Building Renovation and Expansion 40000583 building C100 5Jul22
1702 47.3 Lake Wa - East Building Renovation and Expansion 40000583 infrastructure C100 5Jul22
1716 47.4 Lake Wa - East Building Renovation and Expansion 40000583 program update 28Jul22

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

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS001

Date Run: 9/15/2022 3:08PM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
0	30000127 Grays Harbor College: Student Services and Instructional Building									
	057-1 State Bldg Constr-State	48,177,000	2,045,000	520,000	45,612,000					
	147-6 HE Plant Accounts-Non-Appropriated COP-6 Certificate of Part-Non-Appropriated									
	Project Total:	48,177,000	2,045,000	520,000	45,612,000					
0	30000982 Spokane: Main Building South Wing Renovation									
	057-1 State Bldg Constr-State	28,506,000	27,996,000	133,000	377,000					
0	30000983 Highline: Health and Life Sciences									
	057-1 State Bldg Constr-State	27,153,000	26,406,000	34,000	713,000					
0	30000985 Wenatchee Valley: Wells Hall Replacement									
	057-1 State Bldg Constr-State	32,371,000	23,011,000	5,318,000	4,042,000					
0	30000986 Olympic: Shop Building Renovation									
	057-1 State Bldg Constr-State	8,605,000	705,000	126,000	7,774,000					
0	30000987 Pierce Fort Steilacoom: Cascade Building Renovation - Phase 3									
	057-1 State Bldg Constr-State	35,100,000	9,275,000	10,790,000	15,035,000					
0	30000988 South Seattle: Automotive Technology Renovation and Expansion									
	057-1 State Bldg Constr-State 147-6 HE Plant Accounts-Non-Appropriated	25,877,000	17,561,000	4,908,000	3,408,000					
	Project Total:	25,877,000	17,561,000	4,908,000	3,408,000					

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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS001

Date Run: 9/15/2022 3:08PM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
0	30000989 Bates: Medical Mile Health Science Center									
	057-1 State Bldg Constr-State	44,066,000	35,964,000	7,659,000	443,000					
0	30000990 Shoreline: Allied Health, Science & Manufacturing Replacement									
	057-1 State Bldg Constr-State 147-6 HE Plant Accounts-Non-Appropriated COP-6 Certificate of Part-Non-Appropriated	47,440,000	3,527,000	6,635,000	37,278,000					
	Project Total:	47,440,000	3,527,000	6,635,000	37,278,000					
0	30001451 North Seattle Library Building Renovation									
	057-1 State Bldg Constr-State	33,967,000	2,823,000	5,076,000	26,068,000					
0	30001452 Walla Walla Science and Technology Building Replacement									
	057-1 State Bldg Constr-State 147-6 HE Plant Accounts-Non-Appropriated	10,639,000	1,005,000	5,228,000	4,406,000					
	Project Total:	10,639,000	1,005,000	5,228,000	4,406,000					
0	30001458 Spokane Falls: Fine and Applied Arts Replacement									
	057-1 State Bldg Constr-State	42,169,000	4,390,000	1,099,000	36,680,000					
0	40000228 Olympic College									
	060-1 Comm/Tech Cap Proj A-State									
0	40000385 Wenatchee Valley College									
	060-1 Comm/Tech Cap Proj A-State									

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

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS001

Date Run: 9/15/2022 3:08PM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
0	40000431 Minor Works - Infrastructure									
	057-1 State Bldg Constr-State	8,517,000			8,517,000					
0	40000516 Pierce Fort Steilacoom: emergency asbestos mitigation									
	057-1 State Bldg Constr-State 147-6 HE Plant Accounts-Non-Appropriated	13,159,000			13,159,000					
	Project Total:	13,159,000			13,159,000					
1	40000871 Preventive Facility Maintenance and Bldg System Repairs (23-25)									
	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
2	40000630 Minor Works - Preservation (23-25)									
	057- State Bldg Constr-Unknown 057-1 State Bldg Constr-State 060-1 Comm/Tech Cap Proj A-State	22,800,000 5,924,000				22,800,000 5,924,000				
	Project Total:	28,724,000				28,724,000				
3	40000670 Minor Works - Roof Repairs (23-25)									
	057-1 State Bldg Constr-State 060-1 Comm/Tech Cap Proj A-State	6,207,000 5,000,000				6,207,000 5,000,000				
	Project Total:	11,207,000				11,207,000				
4	40000595 Minor Works - Facility Repairs (23-25)									
	057-1 State Bldg Constr-State	35,446,000				35,446,000				

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Date Run: 9/15/2022 3:08PM

Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
4	40000595 Minor Works - Facility Repairs (23-25)									
	060-1 Comm/Tech Cap Proj A-State	4,000,000				4,000,000				
	Project Total:	39,446,000				39,446,000				
5	40000698 Minor Works - Site Repairs (23-25)									
	057-1 State Bldg Constr-State	5,171,000				5,171,000				
	060- Comm/Tech Cap Proj A-Unknown									
	060-1 Comm/Tech Cap Proj A-State	1,000,000				1,000,000				
	Project Total:	6,171,000				6,171,000				
6	40000721 Minor Works - Infrastructure Replacement (23-25)									
	057-1 State Bldg Constr-State	37,300,000				37,300,000				
	060-1 Comm/Tech Cap Proj A-State	3,000,000				3,000,000				
	Project Total:	40,300,000				40,300,000				
11	40000190 Everett: Baker Hall Replacement									
	057-1 State Bldg Constr-State	38,179,000	126,000	3,000	146,000	37,904,000				
12	40000104 Tacoma: Center for Innovative Learning and Engagement									
	057-1 State Bldg Constr-State	38,506,000		3,000	2,989,000	35,514,000				
	147-6 HE Plant Accounts-Non-Appropriated	1,000,000				1,000,000				
	Project Total:	39,506,000		3,000	2,989,000	36,514,000				
13	40000198 Wenatchee: Center for Technical Education and Innovation									
	057-1 State Bldg Constr-State	49,737,000		90,000	3,176,000	46,471,000				

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Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
14	40000214 Shoreline: STE(A)M Education Center									
	057-1 State Bldg	42,731,000		70,000	2,969,000	39,692,000				
	Constr-State									
15	40000106 Lower Columbia: Center for Vocational and Transitional Studies									
	057-1 State Bldg	42,728,000		144,000	3,062,000	39,522,000				
	Constr-State									
16	40000108 Columbia Basin: Performing Arts Building Replacement									
	057-1 State Bldg	44,505,000				44,505,000				
	Constr-State									
21	40000256 Bellingham: Engineering Technology Center - Bldg J Replacement									
	057-1 State Bldg	17,359,000				17,359,000				
	Constr-State									
22	40000109 Centralia: Teacher Education and Family Development Center									
	057-1 State Bldg	12,769,000		141,000	2,127,000	10,501,000				
	Constr-State									
	147-6 HE Plant	1,000,000				1,000,000				
	Accounts-Non-Appropriated									
	Project Total:	13,769,000		141,000	2,127,000	11,501,000				
23	40000107 Spokane: Apprenticeship Center									
	057-1 State Bldg	39,545,000		27,000	3,341,000	36,177,000				
	Constr-State									
24	40000110 Skagit: Library/Culinary Arts Building									
	057-1 State Bldg	32,860,000		173,000	2,084,000	30,603,000				
	Constr-State									
	147-6 HE Plant	3,999,000				3,999,000				
	Accounts-Non-Appropriated									
	Project Total:	36,859,000		173,000	2,084,000	34,602,000				
25	40000105 Highline: Welcome Center for Student Success									

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Project Class: Preservation

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
25	40000105 Highline: Welcome Center for Student Success									
	057-1 State Bldg Constr-State	44,401,000				44,401,000				
26	40000227 Clark: Hanna/Foster/Hawkins Complex Replacement									
	057-1 State Bldg Constr-State	29,507,000				29,507,000				
27	40000111 Peninsula: Advanced Technology Center									
	057-1 State Bldg Constr-State	22,522,000				22,522,000				
28	40000231 South Seattle: Rainier Hall Renovation									
	057-1 State Bldg Constr-State	47,916,000				47,916,000				
29	40000294 Seattle Central: Broadway Achievement Center									
	057-1 State Bldg Constr-State	31,995,000				31,995,000				
	147-6 HE Plant Accounts-Non-Appropriated	3,000,000				3,000,000				
	Project Total:	34,995,000				34,995,000				
30	40000506 Yakima Valley: Prior-Kendall Hall Replacement									
	057-1 State Bldg Constr-State	28,275,000				28,275,000				
32	40000592 Tacoma: Student Support Center									
	057-1 State Bldg Constr-State	35,421,000				35,421,000				
34	40000581 Columbia Basin: Center for Applied Science & Agriculture									
	057-1 State Bldg Constr-State	49,840,000				49,840,000				
35	40000580 Clover Park: Center for Innovative Teaching & Community Connect									
	057-1 State Bldg Constr-State	46,703,000				46,703,000				

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Date Run: 9/15/2022 3:08PM

Project Class: Preservation

Agency	Estimated	Prior	Current	Reapprop	New	Estimated	Estimated	Estimated	Estimated
Priority	<u>Total</u>	<u>Expenditures</u>	<u>Expenditures</u>	<u>2023-25</u>	<u>2023-25</u>	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
36	40000589 South Seattle: Georgetown Campus, Building B								
	057-1 State Bldg	23,648,000			23,648,000				
	Constr-State								
38	40000593 Wenatchee: Immersive Technology & Engineering Center								
	057-1 State Bldg	18,790,000			18,790,000				
	Constr-State								
39	40000586 Seattle Central: Welcome Center & Edison Technical								
	057-1 State Bldg	45,233,000			45,233,000				
	Constr-State								
40	40000582 Highline: Academic Pathways & Technology Center								
	057-1 State Bldg	45,124,000			45,124,000				
	Constr-State								
41	40000591 Spokane Falls: Teaching & Learning Commons								
	057-1 State Bldg	52,018,000			52,018,000				
	Constr-State								
42	40000584 Lower Columbia: Welcome Center								
	057-1 State Bldg	33,229,000			33,229,000				
	Constr-State								
43	40000587 Shoreline: Comprehensive Student Services Center								
	057-1 State Bldg	33,687,000			33,687,000				
	Constr-State								
44	40000538 Big Bend: Health Science & Performing Arts								
	057-1 State Bldg	31,953,000			31,953,000				
	Constr-State								
48	40000537 Bellingham: Bldg A Renovation - Bldg Y Replacement								
	057-1 State Bldg	9,974,000			9,974,000				
	Constr-State								
Total: Preservation									
	1,643,748,000	154,834,000	48,177,000	223,406,000	1,126,131,000	22,800,000	22,800,000	22,800,000	22,800,000

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Report Number: CBS001

Date Run: 9/15/2022 3:08PM

Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
0	30000135 Clark College: North County Satellite									
	057-1 State Bldg Constr-State	58,918,000	411,000	98,000	58,409,000					
0	30000136 Everett Community College: Learning Resource Center									
	057-1 State Bldg Constr-State	52,099,000	3,139,000	12,705,000	36,255,000					
0	30000138 Whatcom Community College: Learning Commons									
	057-1 State Bldg Constr-State	36,774,000	31,234,000	23,000	5,517,000					
0	40000168 Bellevue: Center for Transdisciplinary Learning and Innovation									
	057-1 State Bldg Constr-State	42,781,000	209,000	575,000	41,997,000					
0	40000293 Pierce Puyallup: STEM building									
	057-1 State Bldg Constr-State	41,969,000	307,000	699,000	40,963,000					
7	40000754 Minor Works - Program Improvements (23-25)									
	057-1 State Bldg Constr-State	63,000,000				63,000,000				
	060-1 Comm/Tech Cap Proj A-State	5,000,000				5,000,000				
	Project Total:	68,000,000				68,000,000				
8	40000102 Lake Washington: Center for Design									
	057-1 State Bldg Constr-State	42,109,000	1,149,000	993,000	1,018,000	38,949,000				
	147-6 HE Plant Accounts-Non-Appropriated	500,000				500,000				
	Project Total:	42,609,000	1,149,000	993,000	1,018,000	39,449,000				
9	40000130 Bates: Fire Service Training Center									
	057-1 State Bldg Constr-State	40,937,000	243,000		2,559,000	38,135,000				

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Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
10	40000103 Olympic Innovation and Technology Learning Center									
	057-1 State Bldg Constr-State	30,230,000		19,000	2,533,000	27,678,000				
	147-6 HE Plant Accounts-Non-Appropriated	800,000				800,000				
	Project Total:	31,030,000		19,000	2,533,000	28,478,000				
17	40000137 Whatcom: Technology and Engineering Center									
	057-1 State Bldg Constr-State	39,981,000				39,981,000				
18	40000222 Cascadia: CC5 Gateway building									
	057-1 State Bldg Constr-State	41,232,000			3,096,000	38,136,000				
19	40000114 Edmonds: Triton Learning Commons									
	057-1 State Bldg Constr-State	44,013,000		166,000	3,490,000	40,357,000				
20	40000204 Renton: Health Sciences Center									
	057-1 State Bldg Constr-State	54,679,000		66,000	3,931,000	50,682,000				
31	40000522 Everett: Student & Family Resource Center									
	057-1 State Bldg Constr-State	18,867,000				18,867,000				
33	40000585 Renton: Trades & Industries Building									
	057-1 State Bldg Constr-State	50,066,000				50,066,000				
37	40000536 Bates: Student Success Center									
	057-1 State Bldg Constr-State	29,929,000				29,929,000				
45	40000588 Skagit: Industrial Technology & Public Safety									
	057-1 State Bldg Constr-State	49,918,000				49,918,000				

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2023-25 Biennium

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Report Number: CBS001

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Project Class: Program

Agency Priority	Project by Account-EA Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
46	40000590 Spokane: Allied Health Building									
	057-1 State Bldg	47,171,000				47,171,000				
	Constr-State									
47	40000583 Lake Wa: East Bldg Renovation & Expansion									
	057-1 State Bldg	48,469,000				48,469,000				
	Constr-State									
Total: Program		839,442,000	36,692,000	15,344,000	199,768,000	587,638,000				

Total Account Summary

Account-Expenditure Authority Type	Estimated Total	Prior Expenditures	Current Expenditures	Reapprop 2023-25	New Approp 2023-25	Estimated 2025-27	Estimated 2027-29	Estimated 2029-31	Estimated 2031-33
057- State Bldg Constr-Unknown									
057-1 State Bldg Constr-State	2,334,967,000	191,526,000	63,521,000	423,174,000	1,656,746,000				
060- Comm/Tech Cap Proj A-Unknown									
060-1 Comm/Tech Cap Proj A-State	137,924,000				46,724,000	22,800,000	22,800,000	22,800,000	22,800,000
147-6 HE Plant Accounts-Non-Appropriated	10,299,000				10,299,000				
COP-6 Certificate of Part-Non-Appropriated									
Total	2,483,190,000	191,526,000	63,521,000	423,174,000	1,713,769,000	22,800,000	22,800,000	22,800,000	22,800,000

Ten Year Capital Plan by Project Class

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Report Number: CBS001
Date Run: 9/15/2022 3:08PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

Capital FTE Summary

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS004

Date Run: 9/7/2022 4:09PM

FTEs by Job Classification

<u>Job Class</u>	Authorized Budget			
	2021-23 Biennium		2023-25 Biennium	
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
Staff for Major Projects			21.1	14.5
Staff for Minor Work			6.0	6.0
Staff for Preventive Facility Maintenance and Building Sy			80.0	81.0
Total FTEs			107.1	101.5

Account

<u>Account - Expenditure Authority Type</u>	Authorized Budget			
	2021-23 Biennium		2023-25 Biennium	
	<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>
057-1 State Bldg Constr-State			3,177,000	2,292,000
060-1 Comm/Tech Cap Proj A-State			7,109,000	7,109,000
Total Funding			10,286,000	9,401,000

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 \$84,853 used per FTE for salaries/benefits. These FTEs (161) and associated cost (\$13,680,000) 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 OFM's budget instructions. Estimated cost of \$134,266 / FTE for salaries/benefits.

Minor Work staff is a combination of state board staff, college project management, and self -performance of the approved work. All staff are in positions appropriate for the work performed. State board staff is calculated on actual FY23 budget, Minor Works staff based on \$84,853 average cost/FTE.

Capital FTE Summary
2023-25 Biennium
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Report Number: CBS004
Date Run: 9/7/2022 4:09PM

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2023-25 Repair and Maintenance Backlog Reduction Plan

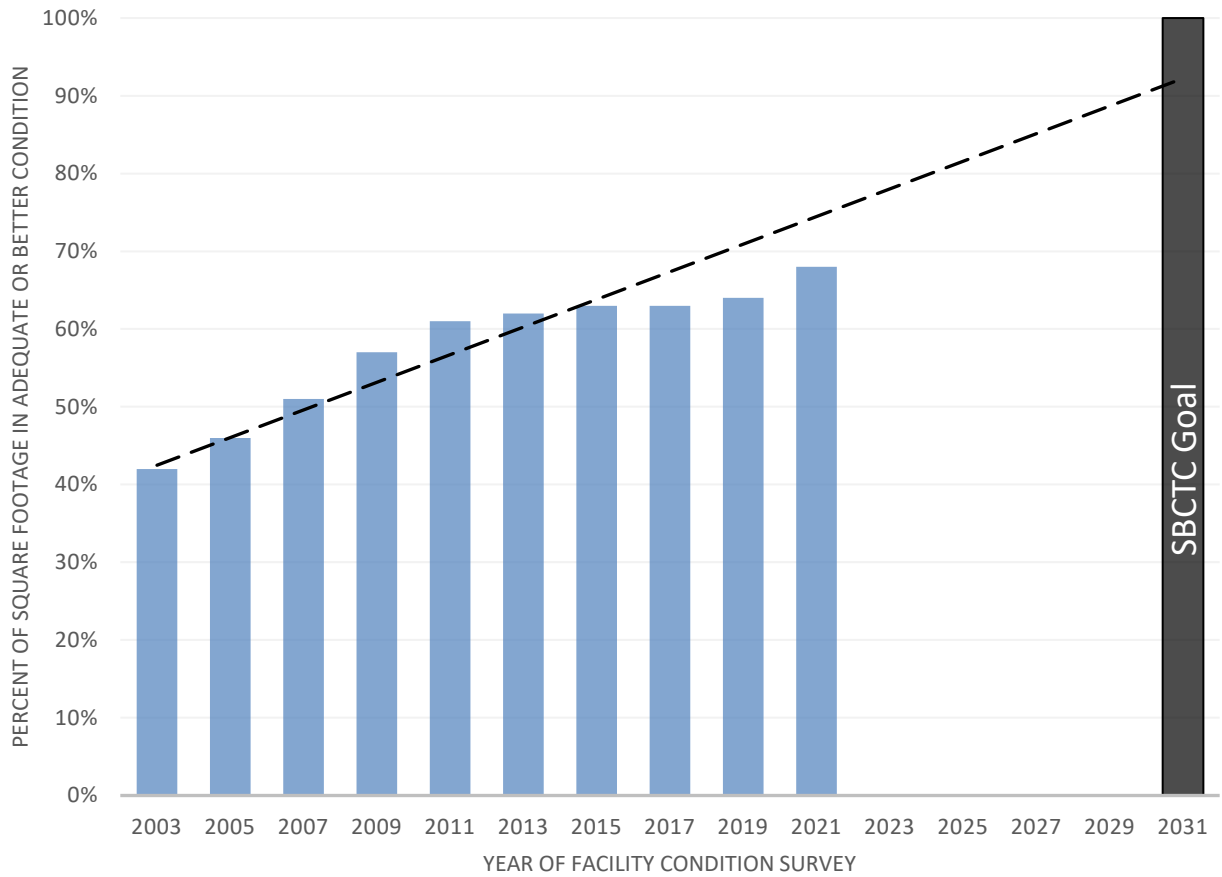
The following is the two-year plan to manage the backlog of repair needs:

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 developing capacity and maintaining existing assets:
 - 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, janitorial and maintenance staff's work hard to keep spaces clean and safe for students, faculty and staff.
 - c. The 2023-25 minor works preservation project requests include \$57 million in specific facility, roof and site repairs and \$40 million in infrastructure replacement. The total amount of facility, roof and site repairs is 10% higher than the previous biennium request. The infrastructure replacement request is roughly \$6 million higher than the previous biennium request. The repair projects included in the request are the highest priority items among the \$81 million in deficiencies identified in the 2021 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 at the end of this plan. This chart reflects that the reduced level of capital funding beginning in 2009 has impacted the agencies ability to make progress towards the 2031 goal.
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.

Washington State Community and Technical College Facility Conditions



**State Board for Community and Technical College
Fund 060 cashflow projection for 2023-25**

<u>SBCTC BUILDING ACCOUNT (060-1)</u>	FY22	FY23	2021-23	FY24	FY25	2023-25
	Actual	Projected	Projected	Projected	Projected	Projected
BEGINNING BALANCE (including reserves)	4,187,319	13,029,238	4,187,319	89,490	9,340,562	89,490
Adjustments-Timing/Accruals	908,681					
RECEIPTS:	-7.616%	-11.077%	-13.992%	1.054%	-0.595%	-5.154%
Tuition - Building Fees	38,109,498	33,888,047	71,997,545	34,245,121	34,041,391	68,286,512
Other Revenue Income			-			-
TOTAL RECEIPTS	38,109,498	33,888,047	71,997,545	34,245,121	34,041,391	68,286,512
EXPENSE RESERVE			-			-
REVENUE RESERVE			-			-
			-			-
BALANCE PLUS RECEIPTS LESS RESERVES	42,296,817	46,917,285	76,184,864	34,334,611	43,381,953	68,376,002
			-			-
			-			-
DISBURSEMENTS:			-			-
Debt Service	10,394,453	10,400,037	20,794,490	10,040,000	10,049,000	20,088,350
Debt Reserve			-			-
			-			-
TOTAL DISBURSEMENTS	10,394,453	10,400,037	20,794,490	10,040,000	10,049,000	20,088,350
EXPENDITURES:			-			-
Major, Intermediate, & Minor Capital Projects			-			-
2021-23 Reappropriation authorities from 2019-21	1,616,680	3,581,610	5,198,290			
2021-23 Adjusted reappropriation authorities from 2019-21	(897,406)		(897,406)			
2021-23 New appropriation authorities	18,153,852.00	32,846,148	51,000,000			
2023-25 Preventative facility maintenance & building system repairs				7,285,305.77	15,514,694	22,800,000
2023-25 Minor works				7,668,742.91	16,331,257	24,000,000
TOTAL EXPENDITURES	18,873,126	36,427,758	55,300,884	14,954,049	31,845,951	46,800,000
ENDING BALANCE	13,029,238	89,490	89,490	9,340,562	1,487,002	1,487,652
(as % of expenditures)			0.1%			2.2%



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

June 30, 2022

Steve Lewandowski
WA State Board for Community and Technical Colleges

In future correspondence please refer to:
Project Tracking Code: 2022-06-04270
Re: State Board for Community & Tech colleges - Project review exemption list 2022

Dear Steve Lewandowski:

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 agree with the recommendations provided in your spreadsheet. We have reviewed and requested consultation on specific projects when specific buildings are at least 45 years old; we have add those notes to the spreadsheet (attached). We look forward to further consultation on your projects as necessary under 21-02.

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



DAHPP Preliminary Review of Proposed Repair Projects

Location	Type	Project Description	Possible Ground Disturbing	Building Alteration	Building Age	Exempt	Construction date
Bates Technical College	Roof	The roof has degraded and has required many recent repairs to address leaks. The roofing should be re-surfaced to extend its useful life.		X	43	Yes	1975
Bellevue College	Roof	The roofing has exceeded its useful life and has multiple areas of failure. The roofing on the south half of the building should be replaced.		X	49	No	1969
Bellevue College	Roof	The roofing currently leaks and has deteriorated. This type of roof can be refreshed and should be repaired with a new top layer and cap sheet to extend its		X	17	Yes	2001
Cascadia College	Roof	Replace the failing section of roofing and spot repair other areas as required.		X	No data	?	0
Centralia College	Roof	Repair and recondition the roofing to extend its useful life.		X	17	Yes	2001
Clark College	Roof	Repair the failing sections of roofing on the Facility Services, Joan Stout Hall, Frost Arts Center, Cannell Library & the Columbia Tech Center to extend their useful life.		X	Multiple	?	Multiple
Clover Park Technical College	Roof	Repair the two sections of failed roofing.		X	35	Yes	1983
Clover Park Technical College	Roof	Recondition the roofing to extend its useful life.		X	56	No	1962
Clover Park Technical College	Roof	Repair green roof to stop water infiltration.		X	5	Yes	2013
Columbia Basin College	Roof	Repair and recondition the failed sections of roofing and flashing.		X	61	No	1957
Columbia Basin College	Roof	Recondition the failing roofing on the three buildings located on the north end of the campus.		X	Multiple	?	Multiple
Edmonds Community College	Roof	Repair the failed sections of roofing.		X	28	Yes	1990
Everett Community College	Roof	Recondition the failing roofing to extend its useful life.		X	30	Yes	1988
Everett Community College	Roof	Recondition the failing roofing to extend its useful life.		X	57	No	1961
Lake Washington Institute of Technology	Roof	Recondition several areas of roofing that have prematurely degraded.		X	35	Yes	1983
Olympic College	Roof	Recondition the roofing to extend its useful life.		X	51	No	1967
Renton Technical College	Roof	Repair and recondition the roofing to extend its useful life.		X	52	No	1966
Renton Technical College	Roof	Replace the failed section of roofing and parapet cap flashing.		X	34	Yes	1984
Shoreline Community College	Roof	Repair and recondition the two lower roofs and the upper south section of roofing to extend their useful life. Replace the failed section of flashing to stop leaks near the north parapet on the upper roof.		X	46	No	1972
Shoreline Community College	Roof	Repair the failing sections of roofing and water-damaged soffits in several buildings.		X	Multiple	?	Multiple
Skagit Valley College	Roof	Recondition the degraded roofing surface to extend its useful life. Repair water damage due to condensation forming on the bottom of roof panels. Install proper roof insulation to stop water damage from occurring due to condensation.		X	51	No	1967
Skagit Valley College	Roof	Replace the failing roofing.		X	45	No	1973
Spokane Community College	Roof	Replace the failed roof drains and rain leaders within the building.		X	Multiple	?	Multiple
Spokane Community College	Roof	Replace the failed section of roofing.		X	45	No	1973
Spokane Falls Community College	Roof	Replace the roofing below the stadium seating area and repair the water damage caused by prior leaks.		X	48	No	1970
Tacoma Community College	Roof	Replace the failed roofing and saturated sections of rigid insulation.		X	29	Yes	1989
Tacoma Community College	Roof	Repair and recondition the failing mansard roofing to extend its useful life.		X	52	No	1966
Tacoma Community College	Roof	Repair and recondition the failing roofing to extend its useful life.		X	52	No	1966
Tacoma Community College	Roof	Repair and recondition the failing mansard roofing to extend its useful life.		X	52	No	1966
Tacoma Community College	Roof	Replace the failing mansard roofing.		X	51	No	1967
Tacoma Community College	Roof	Replace the failed roofing and repair the damage caused by prior leaks.		X	51	No	1967
Tacoma Community College	Roof	Replace the failing mansard roofing.		X	51	No	1967
Tacoma Community College	Roof	Replace the failed roofing and repair the damage caused by prior leaks.		X	54	No	1964
Wenatchee Valley College	Roof	Repair the failed sections of roofing in the Van Tassel building (near the main corridor), Sexton Hall (near rooms 6005 & 6003) and Knights Hall.		X	Multiple	?	Multiple
Wenatchee Valley College	Roof	Repair and recondition the failed section of roofing on the east side of the building as well as near the parapet walls, drains and curbs.		X	11	Yes	2007
Yakima Valley College	Roof	Recondition and repair the roofing over the office areas.		X	57	No	1961
Seattle Central College	Roof	Replace the failing roof.		X	37	Yes	1981
South Seattle College	Roof	Repair and recondition the failing roofing to extend its useful life.		X	48	No	1970
South Seattle College	Roof	Repair and recondition the roofing to extend its useful life.		X	14	Yes	2004
South Seattle College	Roof	Repair and recondition the roofing to extend its useful life.		X	23	Yes	1995



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

June 30, 2022

Steve Lewandowski
WA State Board for Community and Technical Colleges

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Re: State Board for Community & Tech colleges - Project review exemption list 2022

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Sincerely,

Holly Borth
Preservation Design Reviewer
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Holly.Borth@dahp.wa.gov



DAHPPreliminary Review of Proposed Repair Projects

Location	Type	Project Description	Possible Ground Disturbing	Building Alteration	Building Age	Exempt	Construction date
Bates Technical College	Facility	Several windows in buildings A and C have failed and should be replaced.		X	Multiple	?	Multiple
Bates Technical College	Facility	Replace the failing HVAC units on the west wing and north wing of the roof and on the north wing of the first floor.		X	73	No	1945
Bates Technical College	Facility	The leaking wall on the west side of the building near room A110B should be repaired to ensure a water-tight condition. The prior water damage should be repaired.		X	73	No	1945
Bates Technical College	Facility	The boiler controls no longer function and should be replaced.		X	73	No	1945
Bellevue College	Facility	The switchgear has exceeded its expected life and should be replaced.		X	49	No	1969
Bellevue College	Facility	The rooftop HVAC units continually leak and are at the end of their useful life. These units should be replaced.		X	49	No	1969
Bellingham Technical College	Facility	Multiple sections of failed masonry should be repaired.		X	53	No	1965
Bellingham Technical College	Facility	Replace the failing exhaust hood and fans.		X	37	Yes	1981
Bellingham Technical College	Facility	The elevator controls have become obsolete and are no longer supported. The controls should be modernized to ensure that the elevator remains reliable.		X	25	Yes	1993
Bellingham Technical College	Facility	Replace the failing electrical floor box covers.		X	6	Yes	2012
Bellingham Technical College	Facility	Replace the failed door frames. Retain all doors to be re-used in the new frames.		X	6	Yes	2012
Bellingham Technical College	Facility	The rubber floor has failed in several areas. These areas should be repaired to maintain a surface that will meet health safety requirements		X	6	Yes	2012
Bellingham Technical College	Facility	Replace the obsolete and un-supported lighting controls.		X	6	Yes	2012
Big Bend Community College	Facility	Replace the failing computer server room HVAC units.		X	66	No	1952
Big Bend Community College	Facility	Replace the failed lower system and controls in the two air handlers.		X	37	Yes	1981
Big Bend Community College	Facility	Replace the two failing pad-mounted HVAC units.		X	59	No	1959
Big Bend Community College	Facility	Replace the two obsolete HVAC units.		X	59	No	1959
Big Bend Community College	Facility	Replace five failing storefront systems and ten doors that are beyond their useful life.		X	14	Yes	2004
Big Bend Community College	Facility	Replace the failing and obsolete HVAC controls.		X	10	Yes	2008
Cascadia College	Facility	Replace the obsolete boilers. The cost must be shared 50/50 with the University of Washington since these are shared assets owned by both agencies.		X	No data	?	0
Cascadia College	Facility	Replace the obsolete boiler. The cost must be shared 50/50 with the University of Washington since this is a shared asset owned by both agencies.		X	No data	?	0
Centralia College	Facility	Replace the obsolete fire alarm panels that are no longer supported by the vendor.		X	Multiple	?	Multiple
Centralia College	Facility	Replace the failing heat pumps.		X	21	Yes	1997
Clark College	Facility	Replace the failed exhaust fan.		X	68	No	1950
Clark College	Facility	Repair the degraded air handler by replacing the failed return air fan and mixed air damper.		X	52	No	1966
Clark College	Facility	Replace the Dover elevator controls that have become obsolete and are no longer supported.		X	Multiple	?	Multiple
Clark College	Facility	Replace the fire alarm panels that have become obsolete and are no longer supported by the vendor.		X	Multiple	?	Multiple
Clark College	Facility	Repair the air handler supporting the student center and replace the associated fire dampers that no longer function.		X	60	No	1958
Clover Park Technical College	Facility	Replace the failing boilers.		X	17	Yes	2001
Clover Park Technical College	Facility	Replace the obsolete water heater.		X	35	Yes	1983
Clover Park Technical College	Facility	Repair the failing sections of the exterior insulation and stucco finish system to ensure that the envelope is water-tight.		X	35	Yes	1983
Clover Park Technical College	Facility	Replace several failed or failing exterior doors.		X	35	Yes	1983
Clover Park Technical College	Facility	Replace the obsolete and failed light fixtures throughout south side of building.		X	56	No	1962
Clover Park Technical College	Facility	Repair the HVAC unit and replace the failed compressor.		X	14	Yes	2004
Clover Park Technical College	Facility	Replace the failing circulation pumps that serve the boiler and chiller.		X	19	Yes	1999
Clover Park Technical College	Facility	Repair and recondition the stucco and steel entry cover system.		X	19	Yes	1999
Clover Park Technical College	Facility	Replace the failing hanger door hardware.		X	19	Yes	1999
Columbia Basin College	Facility	Replace ten obsolete water heaters that have exceeded their expected life.		X	Multiple	?	Multiple
Columbia Basin College	Facility	Repair and recondition the failing chiller.		X	60	No	1958
Columbia Basin College	Facility	Repair and recondition the failing cooling tower circulation loop system and replace the associated failed pipe trap.		X	54	No	1964
Edmonds Community College	Facility	Repair 20 doors with failing locks. The old locks should be retained for spare parts for other similar doors on campus.		X	Multiple	?	Multiple
Edmonds Community College	Facility	Replace the obsolete variable air volume units and abate all asbestos that will be disturbed in the ceiling plenum.		X	46	No	1972
Edmonds Community College	Facility	Replace the failing elevator and controls.		X	No data	?	0
Edmonds Community College	Facility	Replace the failed floats in the cooling towers.		X	46	No	1972
Edmonds Community College	Facility	The obsolete and unreliable HVAC and lighting controls should be replaced. The working components should be retained and used for spare parts in similar systems found in Woodway Hall.		X	48	No	1970
Edmonds Community College	Facility	Replace the obsolete and unreliable HVAC controls.		X	22	Yes	1996
Everett Community College	Facility	Replace the failed windows.		X	30	Yes	1988
Everett Community College	Facility	Replace the failed door exit hardware found across campus.		X	Multiple	?	Multiple
Everett Community College	Facility	Replace the failed and obsolete lighting controls.		X	Multiple	?	Multiple
Everett Community College	Facility	Repair the hanger doors and hardware.		X	Multiple	?	Multiple
Grays Harbor College	Facility	Replace the failed windows.		X	Multiple	?	Multiple
Grays Harbor College	Facility	Replace the failing fire alarm panel.		X	11	Yes	2007
Grays Harbor College	Facility	Replace the failing elevator car and controls.		X	47	No	1971
Green River Community College	Facility	Replace the failing HVAC units.		X	22	Yes	1996
Green River Community College	Facility	Repair and recondition the backup HVAC unit.		X	22	Yes	1996
Green River Community College	Facility	Replace the obsolete electrical switchgear and distribution panels.		X	42	Yes	1976
Highline College	Facility	Replace the failing components in the re-heat boxes in building 10 and 17.		X	Multiple	?	Multiple
Highline College	Facility	Replace the obsolete and unreliable chiller.		X	14	Yes	2004
Highline College	Facility	Replace the failed exhaust fan.		X	14	Yes	2004
Highline College	Facility	Replace the obsolete and unreliable chiller.		X	29	Yes	1989
Highline College	Facility	Replace the failing air flow boxes.		X	54	No	1964
Lake Washington Institute of Technology	Facility	Replace the failing toilet anchors and strengthen walls that support the anchors.		X	35	Yes	1983
Lake Washington Institute of Technology	Facility	Replace the failing overhead doors.		X	35	Yes	1983
Lake Washington Institute of Technology	Facility	Resurface and recondition the pedestrian bridge spanning the fire lane from the West Parking Lot to the West Building main entry.		X	26	Yes	1992
Lake Washington Institute of Technology	Facility	Replace the obsolete and unreliable air conditioning unit in the computer server room.		X	14	Yes	2004
Lake Washington Institute of Technology	Facility	Replace the obsolete fire alarm panels in several buildings that are no longer supported by the vendor.		X	Multiple	?	Multiple
Lower Columbia College	Facility	Replace the failed split-unit heat pump.		X	37	Yes	1981
Lower Columbia College	Facility	Replace the failing heat pumps.		X	28	Yes	1990

Lower Columbia College	Facility	Replace the failing boiler.	X	10	Yes	2008
Lower Columbia College	Facility	Replace the failing lighting controls and associated wiring.	X	10	Yes	2008
Olympic College	Facility	Replace the failing door hardware in several buildings.	X	Multiple	?	Multiple
Peninsula College	Facility	Replace two obsolete 2-ton HVAC units.	X	52	No	1966
Peninsula College	Facility	Replace the failing heat pumps.	X	28	Yes	1990
Pierce College Fort Steilacoom	Facility	Replace the obsolete chiller.	X	45	No	1973
Pierce College Fort Steilacoom	Facility	Replace the failing skylight.	X	45	No	1973
Pierce College Fort Steilacoom	Facility	Replace the obsolete mechanical system controls.	X	45	No	1973
Pierce College Fort Steilacoom	Facility	Recondition the HVAC unit to extend its useful life.	X	18	Yes	2000
Pierce College Puyallup	Facility	Recondition two unreliable air handlers in the mechanical penthouse to extend their useful life.	X	28	Yes	1990
Pierce College Puyallup	Facility	Recondition the skylight system and replace seals to ensure a water-tight	X	28	Yes	1990
Pierce College Puyallup	Facility	Replace the failing door operators.	X	28	Yes	1990
Renton Technical College	Facility	Replace four obsolete and unreliable air handling units.	X	30	Yes	1988
Renton Technical College	Facility	Replace the obsolete hot water circulation pumps and storage tank.	X	30	Yes	1988
Renton Technical College	Facility	Replace five failing overhead doors.	X	Multiple	?	Multiple
Renton Technical College	Facility	Replace the deteriorated bathroom partitions in buildings A, B, and L.	X	Multiple	?	Multiple
Renton Technical College	Facility	Replace the degraded plumbing fixtures and shut off valves in buildings B, F and I.	X	Multiple	?	Multiple
Renton Technical College	Facility	Replace the failing HVAC system actuators.	X	15	Yes	2003
Renton Technical College	Facility	Replace three obsolete air handlers. Any salvageable components should be retained to be used for spare parts to extend the life of the other units.	X	31	Yes	1987
Renton Technical College	Facility	Replace two obsolete air handlers. Any salvageable components should be retained to be used for spare parts to extend the life of the other units.	X	31	Yes	1987
Shoreline Community College	Facility	Repair the orchestra pit foundation drainage system to create a water-tight	X	53	No	1965
Shoreline Community College	Facility	Replace four failed door operators in various buildings and several degraded doors in building 9000.	X	Multiple	?	Multiple
Shoreline Community College	Facility	Recondition the failed concrete surfaces of the pedestrian access bridge near the 3000 building and the shear wall near the elevator at the 2900 building to stop water infiltration.	X	Multiple	?	Multiple
Shoreline Community College	Facility	Replace the obsolete boilers.	X	46	No	1972
Shoreline Community College	Facility	Repair two failing air handlers to extend their useful life.	X	23	Yes	1995
Shoreline Community College	Facility	Replace the obsolete boiler and failed circulation pumps.	X	23	Yes	1995
Shoreline Community College	Facility	Replace the two failed boilers.	X	10	Yes	2008
Skagit Valley College	Facility	Replace the obsolete and failing boiler, circulation pump, expansion tank and valves.	X	77	No	1941
Skagit Valley College	Facility	Replace the failing radiant heaters.	X	77	No	1941
Skagit Valley College	Facility	Replace the failing windows and water-damaged trim.	X	77	No	1941
Skagit Valley College	Facility	Replace four obsolete univent heaters and exhaust fans.	X	51	No	1967
Skagit Valley College	Facility	Replace the failing central water heater and deteriorated sections of pipe.	X	17	Yes	2001
Skagit Valley College	Facility	Replace the master clock and intercom system components that are physically integrated into campus facilities (built-in) and are not considered to be wireless or remote components.	X	Multiple	?	Multiple
Skagit Valley College	Facility	Replace the failing heater and air conditioning unit serving the lower floor of the building.	X	27	Yes	1991
Skagit Valley College	Facility	Replace the failing main electrical disconnect switch.	X	30	Yes	1988
Skagit Valley College	Facility	Replace ten obsolete HVAC units. Salvageable parts should be retained to help maintain the remaining units.	X	30	Yes	1988
Skagit Valley College	Facility	Replace the master clock and intercom system components that are physically integrated into campus facilities (built-in) and are not considered to be wireless or remote components.	X	Multiple	?	Multiple
Skagit Valley College	Facility	Replace the obsolete HVAC units and the failed control system.	X	22	Yes	1996
South Puget Sound Community College	Facility	Repair the water damage that has occurred in multiple buildings at windows with failed or missing flashing. Install proper flashing and sealant to ensure that the building envelope does not leak.	X	Multiple	?	Multiple
South Puget Sound Community College	Facility	Replace the failing heat pumps.	X	Multiple	?	Multiple
South Puget Sound Community College	Facility	Replace the failing exhaust fan damper system.	X	10	Yes	2008
South Puget Sound Community College	Facility	Replace the obsolete heat pump.	X	39	Yes	1979
Spokane Community College	Facility	Replace the failing and obsolete air handler.	X	45	No	1973
Spokane Community College	Facility	Repair the HVAC units that serve the baker to extend their useful life.	X	62	No	1956
Spokane Community College	Facility	Replace the obsolete univent heaters in the bakery and in the north & south corridors.	X	62	No	1956
Spokane Community College	Facility	Repair the chiller that serves the auditorium to extend its useful life.	X	46	No	1972
Spokane Community College	Facility	Replace the obsolete DMS HVAC controls in buildings 1, 5, 6, 8 and 15.	X	Multiple	?	Multiple
Spokane Community College	Facility	Replace the obsolete and failing UNC HVAC controls located in many of the campus buildings.	X	Multiple	?	Multiple
Spokane Community College	Facility	Replace the failed fire curtain.	X	42	Yes	1976
Spokane Community College	Facility	Repair the leaking chiller to extend its useful life.	X	13	Yes	2005
Spokane Community College	Facility	Replace the obsolete boilers.	X	42	Yes	1976
Spokane Community College	Facility	Replace the leaking section of the main fire suppression trunk pipe that is used to feed the dry fire suppression system.	X	64	No	1954
Spokane Falls Community College	Facility	Replace two obsolete multi-zoned HVAC units in the rooftop penthouse.	X	42	Yes	1976
Spokane Falls Community College	Facility	Replace the two failed HVAC units serving the atrium dining area.	X	42	Yes	1976
Spokane Falls Community College	Facility	Replace the obsolete boiler.	X	28	Yes	1990
Spokane Falls Community College	Facility	Replace the obsolete north elevator (car 3).	X	53	No	1965
Spokane Falls Community College	Facility	Replace the obsolete pneumatic HVAC controls in multiple buildings on campus.	X	Multiple	?	Multiple
Spokane Falls Community College	Facility	Replace the failed air handler heat wheel to regain full function of the heat exchange system.	X	5	Yes	2013
Tacoma Community College	Facility	Replace three obsolete air handlers. Any salvageable components should be retained to be used for spare parts to extend the life of the other units.	X	51	No	1967
Tacoma Community College	Facility	Replace the obsolete and failing chillers.	X	52	No	1966
Tacoma Community College	Facility	Replace one of the Dover elevator controls that are no longer be supported by the vendor. Retain any salvageable components to be used to extend the useful life of the other elevator.	X	52	No	1966
Tacoma Community College	Facility	Replace the failing heat pump.	X	51	No	1967
Tacoma Community College	Facility	Repair the failing air handler to extend its useful life.	X	53	No	1965
Walla Walla Community College	Facility	Replace the failing air handler and exhaust system.	X	42	Yes	1976
Walla Walla Community College	Facility	Replace several failed doors in multiple buildings.	X	Multiple	?	Multiple
Walla Walla Community College	Facility	Repair the failing exterior finish insulation systems on the Technology and Votech buildings.	X	Multiple	?	Multiple
Walla Walla Community College	Facility	Replace the failing multi-zone air handler unit which supplies air to the technology area.	X	44	Yes	1974
Walla Walla Community College	Facility	Repair and recondition air handlers 3, 4 and 5 to extend their useful life. Replace the failed system dampers and controls.	X	44	Yes	1974
Walla Walla Community College	Facility	Replace the failed water regulator valves that control flow between circulation pumps in the heating and cooling loops.	X	44	Yes	1974

Walla Walla Community College	Facility	Replace the four failing mechanical system electric motor controls.	X	44	Yes	1974
Walla Walla Community College	Facility	Replace the failing quarry tile.	X	44	Yes	1974
Walla Walla Community College	Facility	Replace the failing chiller.	X	27	Yes	1991
Wenatchee Valley College	Facility	Replace the obsolete and failing rooftop exhaust fans.	X	46	No	1972
Wenatchee Valley College	Facility	Replace the obsolete and failing re-heat coils in rooms 6003 & 6008.	X	51	No	1967
Wenatchee Valley College	Facility	Replace the failed windows.	X	51	No	1967
Wenatchee Valley College	Facility	Replace the failing Automotive and Service Center entrance doors.	X	68	No	1950
Wenatchee Valley College	Facility	Replace the failing heating coils that serve the Service Center and Machining classrooms.	X	68	No	1950
Wenatchee Valley College	Facility	Replace the failing circulation pumps.	X	68	No	1950
Wenatchee Valley College	Facility	Replace the failing fume hood exhaust fans in room 3002.	X	30	Yes	1988
Wenatchee Valley College	Facility	Replace the leaking coil in air handler 3.	X	30	Yes	1988
Wenatchee Valley College	Facility	Replace the leaking hydronic heating coils in the hallways.	X	66	No	1952
Wenatchee Valley College	Facility	Replace the failed heating coil in the air handler serving the Instruction Office.	X	66	No	1952
Wenatchee Valley College	Facility	Replace the failing rooftop HVAC unit.	X	51	No	1967
Wenatchee Valley College	Facility	Replace the obsolete and unreliable domestic water pressure booster pumps and controls.	X	11	Yes	2007
Wenatchee Valley College	Facility	Repair the water-damaged roof soffits.	X	43	Yes	1975
Whatcom Community College	Facility	Replace the failing cooling coils and failed compressor to refurbish and extend the life of the condensing unit.	X	21	Yes	1997
Whatcom Community College	Facility	Replace the failing curtain wall system on the east end of the building.	X	21	Yes	1997
Whatcom Community College	Facility	Modernize the obsolete Otis elevator controls, machine room equipment, door equipment, cab fixtures, cables, glides, and other components necessary to ensure code compliance and controls compatibility.	X	21	Yes	1997
Whatcom Community College	Facility	Modernize the obsolete Dover elevator controls, machine room equipment, door equipment, cab fixtures, cables, glides, and other components necessary to ensure code compliance and controls compatibility.	X	17	Yes	2001
Whatcom Community College	Facility	Replace all obsolete smoke detectors.	X	Multiple	?	Multiple
Whatcom Community College	Facility	Replace the obsolete and failing boiler.	X	20	Yes	1998
Whatcom Community College	Facility	Replace eight obsolete heat pumps.	X	20	Yes	1998
Whatcom Community College	Facility	Replace failing motors, dampers and control valves found in typical variable air volume heat boxes in multiple buildings.	X	31	Yes	1987
Whatcom Community College	Facility	Remove and replace the three failing rooftop HVAC units.	X	33	Yes	1985
Whatcom Community College	Facility	Replace the failing HVAC unit serving the computer server room.	X	33	Yes	1985
Whatcom Community College	Facility	Remove and replace old vitaulic fittings throughout the building, including the mechanical room.	X	13	Yes	2005
Yakima Valley College	Facility	Replace two failing HVAC units.	X	38	Yes	1980
Yakima Valley College	Facility	Replace two failing air handlers.	X	57	No	1961
Yakima Valley College	Facility	Replace both failing boilers. Three quarters of the building served is used for dorms, which is considered to be an enterprise activity and does not qualify for capital repair funds. Therefore, three quarters of the project funds will be contributed by the college (local funds).	X	57	No	1961
Yakima Valley College	Facility	Replace two failing air handlers.	X	No data	?	0
Yakima Valley College	Facility	Replace the obsolete boilers.	X	69	No	1949
Yakima Valley College	Facility	Replace the obsolete air handler.	X	28	Yes	1990
North Seattle College	Facility	There is a section of ductwork that has collapsed. This section should be replaced.	X	49	No	1969
North Seattle College	Facility	Repair the leaking roof, parapet cap and storefront window systems near the upper building perimeter parapet wall to create a water-tight building envelope.	X	23	Yes	1995
Seattle Central College	Facility	Replace the main electrical switchgear.	X	45	No	1973
Seattle Central College	Facility	Repair the failing masonry over the east and south building entrances to ensure that they are structurally sound. Repair and re-seal other degraded areas of masonry to create a water-tight envelope and repair damage caused by previous leaks.	X	45	No	1973
Seattle Central College	Facility	Replace the failing Direct Expansion chiller unit.	X	45	No	1973
Seattle Central College	Facility	Replace the obsolete air supply fan system. Since this type of fan is no longer available, an array of smaller fans should replace the failing fan.	X	45	No	1973
Seattle Central College	Facility	Replace the obsolete elevator controls and modernize the elevator.	X	41	Yes	1977
Seattle Central College	Facility	Repair the leaking concrete envelope near the mechanical room on the northeast corner of the building. Also, repair the damage caused by the leaks.	X	24	Yes	1994
Seattle Central College	Facility	Repair the failing storm lines, tight lines and footing drains to ensure that water does not build up on the outside of the building foundation. Repair the water damage caused by prior leaks.	X	6	Yes	2012
South Seattle College	Facility	Replace the two smaller obsolete HVAC units.	X	40	Yes	1978
South Seattle College	Facility	Replace the obsolete and failing ten-ton HVAC units.	X	43	Yes	1975
South Seattle College	Facility	Repair the stucco on the north and east walls of the auditorium to ensure a water-tight envelope.	X	14	Yes	2004
South Seattle College	Facility	Replace the failing windows across campus.	X	Multiple	?	Multiple
South Seattle College	Facility	Replace the failed concrete panel joints.	X	Multiple	?	Multiple



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

June 30, 2022

Steve Lewandowski
WA State Board for Community and Technical Colleges

In future correspondence please refer to:
Project Tracking Code: 2022-06-04270
Re: State Board for Community & Tech colleges - Project review exemption list 2022

Dear Steve Lewandowski:

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 agree with the recommendations provided in your spreadsheet. We have reviewed and requested consultation on specific projects when specific buildings are at least 45 years old; we have add those notes to the spreadsheet (attached). We look forward to further consultation on your projects as necessary under 21-02.

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



DAHP Preliminary Review of Proposed Repair Projects

Location	Type	Project Description	Possible Ground Disturbing	Building Alteration	Building Age	Exempt	Construction date
Bates Technical College	Site	The pedestrian sidewalks have several locations where the concrete has heaved or is broken. These areas should be replaced. The city requires upgrades to the sidewalk transitions to comply with current ADA standards.	X			No	
Bellingham Technical College	Site	Replace the failing sections of the road surface on the north side of campus that are required for emergency vehicle access or serve as a utility vault lid.	X			No	
Clark College	Site	Replace the failed section of concrete pedestrian pathway that provides an accessible route to the bus stop on campus.	X			No	
Clover Park Technical College	Site	Replace the failed sections of pedestrian hardscaped pathways.	X			No	
Columbia Basin College	Site	Replace the failed irrigation control system. Roughly 1/3 of the irrigation system serves athletic fields that have no instructional use. Therefore, the college must fund 1/3 of the project cost with local funds.	X			No	
Edmonds Community College	Site	Replace the failed storm sewerlines at multiple locations on campus.	X			No	
Everett Community College	Site	Replace or reinforce the failing utility pipe support brackets.	X			No	
Everett Community College	Site	Repair the storm water retention pond near the northwest corner of Liberty Hall to ensure that water drains away from the building.	X			No	
Everett Community College	Site	Replace the failing water line between Parks student union and Greywolf Hall.	X			No	
Grays Harbor College	Site	Replace the wood retaining walls along the pedestrian path to the forestry program outdoor teaching location.	X			No	
Green River Community College	Site	Replace the failed stairs on the west side of the RLC building and several sets of damaged stairs near the commons.	X			No	
Green River Community College	Site	Replace the failed sections of hardscaped pedestrian paths and accessible routes.	X			No	
Lake Washington Institute of Technology	Site	Replace three sets of concrete stairs located in the north and southeast areas of the campus.	X			No	
Lower Columbia College	Site	Replace the failed retaining wall.	X			No	
Lower Columbia College	Site	Replace the failed sections of pedestrian concrete pathways and other areas that are no longer compliant with accessibility requirements.	X			No	
Olympic College	Site	Repair and recondition the site drainage system along the concrete wall on the west perimeter of the campus. Also, repair a small section of the retaining wall in this area.	X			No	
Renton Technical College	Site	Replace the obsolete and unreliable chiller controller.	X			No	
Renton Technical College	Site	Replace the failed sections of hardscape pedestrian access paths.	X			No	
Skagit Valley College	Site	Repair the utility tunnel envelope to stop water infiltration and to ensure that it remains structurally sound. Replace the corroded steam pipe supports, obsolete steam fittings.	X			No	
Skagit Valley College	Site	Replace the failing steam and condensate pipe expansion joints.	X			No	
Spokane Community College	Site	Replace the electrical fault indicators located in various vaults on campus.	X			No	
Walla Walla Community College	Site	Replace the sections of failed sewer line located near the welcome center and also near the basement kitchen.	X			No	
Walla Walla Community College	Site	Replace the failed water system isolation valves.	X			No	
Walla Walla Community College	Site	Replace the obsolete and unreliable fuel pump control board, meters and card reader system.	X			No	
Wenatchee Valley College	Site	Replace the failed sections of pedestrian hardscaped pathways.	X			No	
Wenatchee Valley College	Site	Replace the failing main irrigation pump.	X			No	
Whatcom Community College	Site	Replace the deteriorated sections of asphalt that are required for emergency access vehicles.	X			No	
Whatcom Community College	Site	Replace the failed sections of pedestrian concrete pathways and other areas that are no longer compliant with accessibility requirements.	X			No	
North Seattle College	Site	Replace the failed sections of hardscaped pedestrian access paths.	X			No	
North Seattle College	Site	Repair the leaking concrete parking garage retaining wall located near the instruction building.	X			No	
North Seattle College	Site	Replace several leaking expansion joints located between building foundations.	X			No	
North Seattle College	Site	Repair the failing concrete stairs.	X			No	
Seattle Central College	Site	Repair the upper pedestrian concrete surfaces to stop the flow of water through the system and between buildings. Also, repair the water damage caused by the leaks.	X			No	
South Seattle College	Site	Replace the failing light poles along the east emergency access road.	X			No	



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

June 30, 2022

Steve Lewandowski
WA State Board for Community and Technical Colleges

In future correspondence please refer to:
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Re: State Board for Community & Tech colleges - Project review exemption list 2022

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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



DAHP Preliminary Review of Proposed Repair Projects

Location	Type	Project Description	Possible Ground Disturbing	Building Alteration	Building Age	Exempt	Construction date
Bates Technical College	Infrastructure	Replace multiple Primary switchgears located on the Bates T. C. Downtown Campus (280A) (assets 2140, 2148, 5718 & 5719). 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			No	
Bates Technical College	Infrastructure	Replace multiple Three Phase Transformers located on the Bates T. C. Downtown Campus (280A) (assets 2137, 2138, 2142 & 2149). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Bates Technical College	Infrastructure	Replace multiple Gas Meters located on the Bates T. C. Downtown Campus (280A) (assets 2145 & 2147). 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			No	
Bates Technical College	Infrastructure	Replace multiple Potable Water Meters located on the Bates T. C. Downtown Campus (280A) (assets 2144 & 2146). 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			No	
Bates Technical College	Infrastructure	Replace a Three Phase Transformer located on the Bates T. C. South Campus (280B) (asset 2153). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Bates Technical College	Infrastructure	Replace multiple Gas Meters located on the Bates T. C. South Campus (280B) (assets 2174, 2175, 2176 & 2177). 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			No	
Bates Technical College	Infrastructure	Replace multiple Potable Water Meters located on the Bates T. C. South Campus (280B) (assets 2180, 2181, 2182 & 2183). 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			No	
Bellevue College	Infrastructure	Replace a Primary switchgear located on the Bellevue C. Main Campus (080A) (asset 3753). 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			No	
Bellevue College	Infrastructure	Replace a Three Phase Transformer located on the Bellevue C. Main Campus (080A) (asset 3752). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Bellevue College	Infrastructure	Replace a Storm Line located on the Bellevue C. Main Campus (080A) (asset 3820). 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			No	
Bellevue College	Infrastructure	Replace multiple Underground storages located on the Bellevue C. Main Campus (080A) (assets 3812 & 3819). 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			No	
Bellingham Technical College	Infrastructure	Replace multiple Three Phase Transformers located on the Bellingham T. C. Main Campus (250A) (assets 3157, 3177, 3183, 3191 & 3209). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Bellingham Technical College	Infrastructure	Replace a Potable Water Meter located on the Bellingham T. C. Main Campus (250A) (asset 3262). 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			No	
Bellingham Technical College	Infrastructure	Replace multiple Storm Lines located on the Bellingham T. C. Main Campus (250A) (assets 3047, 3059 & 3061). 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			No	
Bellingham Technical College	Infrastructure	Replace a Sewer Line located on the Bellingham T. C. Main Campus (250A) (asset 3222). 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			No	
Big Bend Community College	Infrastructure	Replace multiple Primary switchgears located on the Big Bend Community College Main Campus (180A) (assets 1645 & 1702). 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			No	
Big Bend Community College	Infrastructure	Replace multiple Potable Water Meters located on the Big Bend Community College Main Campus (180A) (assets 1560, 1613, 1647, 1676 & 1696). 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			No	
Big Bend Community College	Infrastructure	Replace multiple Sewer Lines located on the Big Bend Community College Main Campus (180A) (assets 1603, 1604, 1606 & 1616). 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			No	
Big Bend Community College	Infrastructure	Replace a Electric Line located on the Big Bend Community College Main Campus (180A) (asset 1627). 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			No	

Big Bend Community College	Infrastructure	Replace multiple Cooling towers located on the Big Bend Community College Main Campus (180A) (assets 1622 & 1623). 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				No	
Big Bend Community College	Infrastructure	Replace a Potable Water Line located on the Big Bend Community College Main Campus (180A) (asset 1697). 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				No	
Centralia College	Infrastructure	Replace a Three Phase Transformer located on the Centralia College Main Campus (121A) (asset 104). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Clark College	Infrastructure	Replace a Primary switchgear located on the Clark College Main Campus (140A) (asset 355). 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				No	
Clark College	Infrastructure	Replace multiple Three Phase Transformers located on the Clark College Main Campus (140A) (assets 338, 347, 348, 354, 356, 362 & 370). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Clover Park Technical College	Infrastructure	Replace multiple Primary switchgears located on the Clover Park T. C. Main Campus (290A) (assets 1259, 1289, 1328 & 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				No	
Clover Park Technical College	Infrastructure	Replace multiple Three Phase Transformers located on the Clover Park T. C. Main Campus (290A) (assets 1254, 1256, 1280, 1291, 1293, 1327 & 1335). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Clover Park Technical College	Infrastructure	Replace a Potable Water Line located on the Clover Park T. C. Main Campus (290A) (asset 1225). 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				No	
Columbia Basin College	Infrastructure	Replace a Three Phase Transformer located on the Columbia Basin College Main Campus (190A) (asset 3565). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Columbia Basin College	Infrastructure	Replace multiple Sewer Lines located on the Columbia Basin College Main Campus (190A) (assets 3508, 3510, 3515, 3516 & 3517). 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				No	
Columbia Basin College	Infrastructure	Replace a Potable Water Line located on the Columbia Basin College Main Campus (190A) (asset 3483). 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				No	
Columbia Basin College	Infrastructure	Replace multiple Additional Sewer Lines located on the Columbia Basin College Main Campus (190A) (assets 3519, 3521 & 3522). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Additional Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Edmonds Community College	Infrastructure	Replace multiple Primary switchgears located on the Edmonds C. C. Main Campus (230A) (assets 2450 & 2452). 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				No	
Edmonds Community College	Infrastructure	Replace multiple Gas Meters located on the Edmonds C. C. Main Campus (230A) (assets 2513, 2514, 2515, 2517, 2518, 2520, 2521, 2522, 2523, 2524, 2525 & 2526). 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				No	
Edmonds Community College	Infrastructure	Replace multiple Underground storages located on the Edmonds C. C. Main Campus (230A) (assets 2483, 2490 & 2494). 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				No	
Edmonds Community College	Infrastructure	Replace multiple Cooling towers located on the Edmonds C. C. Main Campus (230A) (assets 2457 & 2458). 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				No	
Everett Community College	Infrastructure	Replace a Three Phase Transformer located on the Everett C. C. Main Campus (050A) (asset 2341). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Everett Community College	Infrastructure	Replace multiple Potable Water Meters located on the Everett C. C. Main Campus (050A) (assets 2276 & 2344). 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				No	
Everett Community College	Infrastructure	Replace a Storm Line located on the Everett C. C. Main Campus (050A) (asset 2285). 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				No	
Everett Community College	Infrastructure	Replace multiple Sewer Lines located on the Everett C. C. Main Campus (050A) (assets 2287, 2289 & 2291). 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				No	
Everett Community College	Infrastructure	Replace a Emergency generator located on the Everett C. C. Main Campus (050A) (asset 2238). 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				No	

Everett Community College	Infrastructure	Replace a Potable Water Meter located on the Everett C. C. Early Learn. Ctr (050B) (asset 2349). 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			No	
Everett Community College	Infrastructure	Replace a Storm Line located on the Everett C. C. Early Learn. Ctr (050B) (asset 2345). 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			No	
Grays Harbor College	Infrastructure	Replace a Potable Water Meter located on the Grays Harbor College Main Campus (020A) (asset 916). 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			No	
Grays Harbor College	Infrastructure	Replace multiple Storm Lines located on the Grays Harbor College Main Campus (020A) (assets 959, 960, 961, 962 & 963). 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			No	
Grays Harbor College	Infrastructure	Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A) (assets 966, 972, 976 & 994). 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			No	
Grays Harbor College	Infrastructure	Replace a Potable Water Line located on the Grays Harbor College Main Campus (020A) (asset 888). 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			No	
Green River Community College	Infrastructure	Replace multiple Primary switchgears located on the Green River C. C. Main Campus (100A) (assets 4774 & 4782). 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			No	
Green River Community College	Infrastructure	Replace multiple Three Phase Transformers located on the Green River C. C. Main Campus (100A) (assets 4750 & 4761). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Green River Community College	Infrastructure	Replace multiple Gas Meters located on the Green River C. C. Main Campus (100A) (assets 4666, 4667, 4669, 4670, 4674 & 4677). 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			No	
Highline College	Infrastructure	Replace multiple Three Phase Transformers located on the Highline C. C. Main Campus (090A) (assets 534, 557, 561 & 568). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Highline College	Infrastructure	Replace a Gas Meter located on the Highline C. C. Main Campus (090A) (asset 524). 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			No	
Highline College	Infrastructure	Replace multiple Storm Lines located on the Highline C. C. Main Campus (090A) (assets 748, 756, 763, 786, 800, 802, 806, 809, 810 & 857). 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			No	
Highline College	Infrastructure	Replace multiple Sewer Lines located on the Highline C. C. Main Campus (090A) (assets 679, 684, 687, 688, 694, 695 & 699). 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			No	
Highline College	Infrastructure	Replace multiple Potable Water Lines located on the Highline C. C. Main Campus (090A) (assets 659, 664 & 667). 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			No	
Highline College	Infrastructure	Replace a Pump station located on the Highline C. C. Main Campus (090A) (asset 703). 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			No	
Highline College	Infrastructure	Replace multiple Additional Storm Lines located on the Highline C. C. Main Campus (090A) (assets 858, 860, 861, 862 & 863). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Additional Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Lake Washington Institute of Technology	Infrastructure	Replace a Gas Meter located on the Lake Washington I. T. Main Campus (260A) (asset 1901). 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			No	
Lake Washington Institute of Technology	Infrastructure	Replace multiple Potable Water Meters located on the Lake Washington I. T. Main Campus (260A) (assets 1837 & 1839). 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			No	
Lake Washington Institute of Technology	Infrastructure	Replace multiple Storm Lines located on the Lake Washington I. T. Main Campus (260A) (assets 1864, 1865, 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			No	
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			No	

Lower Columbia College	Infrastructure	Replace a Primary switchgear located on the Lower Columbia College Main Campus (130A) (asset 2354). 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				No	
Lower Columbia College	Infrastructure	Replace multiple Three Phase Transformers located on the Lower Columbia College Main Campus (130A) (assets 2356 & 2368). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Lower Columbia College	Infrastructure	Replace multiple Potable Water Meters located on the Lower Columbia College Main Campus (130A) (assets 2388, 2390, 2391, 2393 & 2394). 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				No	
Lower Columbia College	Infrastructure	Replace multiple Electric Lines located on the Lower Columbia College Main Campus (130A) (assets 2382 & 2384). 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				No	
Lower Columbia College	Infrastructure	Replace multiple Cooling towers located on the Lower Columbia College Main Campus (130A) (assets 2401 & 2402). 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				No	
Olympic College	Infrastructure	Replace multiple Primary switchgears located on the Olympic College Main Campus (030A) (assets 5646, 5647, 5648, 5649, 5654, 5657, 5658 & 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				No	
Olympic College	Infrastructure	Replace multiple Three Phase Transformers located on the Olympic College Main Campus (030A) (assets 5509, 5515, 5516, 5527 & 5530). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Peninsula College	Infrastructure	Replace a Retention pond located on the Peninsula College Main Campus (010A) (asset 5104). 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				No	
Pierce College Fort Steilacoom	Infrastructure	Replace a Three Phase Transformer located on the Pierce College Ft. Steilacoom Campus (111A) (asset 1186). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Pierce College Fort Steilacoom	Infrastructure	Replace a Retention pond located on the Pierce College Ft. Steilacoom Campus (111A) (asset 1184). 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				No	
Renton Technical College	Infrastructure	Replace multiple Three Phase Transformers located on the Renton T. C. Main Campus (270A) (assets 1433, 1440, 1461 & 1463). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Renton Technical College	Infrastructure	Replace multiple Gas Meters located on the Renton T. C. Main Campus (270A) (assets 1411, 1437, 1441 & 1518). 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				No	
Renton Technical College	Infrastructure	Replace a Potable Water Meter located on the Renton T. C. Main Campus (270A) (asset 1514). 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				No	
Renton Technical College	Infrastructure	Replace a Storm Line located on the Renton T. C. Main Campus (270A) (asset 1473). 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				No	
Shoreline Community College	Infrastructure	Replace a Three Phase Transformer located on the Shoreline C. C. Main Campus (070A) (asset 5238). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	
Shoreline Community College	Infrastructure	Repair drainage under 1500 buidling. This building floods frequently.	X				No	
Shoreline Community College	Infrastructure	Replace multiple Potable Water Meters located on the Shoreline C. C. Main Campus (070A) (assets 5192 & 5195). 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				No	
Skagit Valley College	Infrastructure	Replace a Storm Line located on the Skagit Valley College Main Campus (040A) (asset 4927). 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				No	
Skagit Valley College	Infrastructure	Replace multiple Sewer Lines located on the Skagit Valley College Main Campus (040A) (assets 4796, 4801, 4803, 4822 & 4824). 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				No	
Skagit Valley College	Infrastructure	Replace a Retention pond located on the Skagit Valley College Main Campus (040A) (asset 4949). 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				No	
Skagit Valley College	Infrastructure	Replace multiple Swales located on the Skagit Valley College Main Campus (040A) (assets 4948, 4950, 4951 & 4952). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Swale locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X				No	

South Puget Sound Community College	Infrastructure	Replace a Swale located on the South Puget Sound C. C. Main Campus (240A) (asset 81). 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			No	
Spokane Community College	Infrastructure	Replace multiple Primary switchgears located on the Spokane C. C. Main Campus (171A) (assets 3984, 3986, 3987, 4003, 4006, 4010, 4013, 4028, 4036, 4038 & 4040). 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			No	
Spokane Community College	Infrastructure	Replace multiple Three Phase Transformers located on the Spokane C. C. Main Campus (171A) (assets 3961, 4005 & 4009). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Spokane Community College	Infrastructure	Replace multiple Potable Water Meters located on the Spokane C. C. Main Campus (171A) (assets 3828, 3854 & 3858). 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			No	
Spokane Community College	Infrastructure	Replace multiple Sewer Lines located on the Spokane C. C. Main Campus (171A) (assets 3909 & 3910). 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			No	
Spokane Falls Community College	Infrastructure	Replace multiple Primary switchgears located on the Spokane Falls C. C. Main Campus (172A) (assets 4199 & 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			No	
Spokane Falls Community College	Infrastructure	Replace multiple Three Phase Transformers located on the Spokane Falls C. C. Main Campus (172A) (assets 4179, 4208, 4216, 4241 & 4252). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Spokane Falls Community College	Infrastructure	Replace a Gas Meter located on the Spokane Falls C. C. Main Campus (172A) (asset 4328). 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			No	
Spokane Falls Community College	Infrastructure	Replace multiple Potable Water Meters located on the Spokane Falls C. C. Main Campus (172A) (assets 4440 & 4485). 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			No	
Spokane Falls Community College	Infrastructure	Replace multiple Sewer Lines located on the Spokane Falls C. C. Main Campus (172A) (assets 4312, 4319 & 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			No	
Tacoma Community College	Infrastructure	Replace multiple Primary switchgears located on the Tacoma C. C. Main Campus (220A) (assets 5415, 5421, 5423, 5427, 5429, 5436, 5438, 5440, 5442, 5444, 5446, 5448, 5451, 5453, 5455 & 5457). 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			No	
Tacoma Community College	Infrastructure	Replace multiple Three Phase Transformers located on the Tacoma C. C. Main Campus (220A) (assets 5381, 5384, 5393, 5394 & 5400). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Tacoma Community College	Infrastructure	Replace multiple Sewer Lines located on the Tacoma C. C. Main Campus (220A) (assets 5487 & 5495). 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			No	
Walla Walla Community College	Infrastructure	Replace multiple Three Phase Transformers located on the Walla Walla C. C. Main Campus (200A) (assets 1946 & 1947). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Wenatchee Valley College	Infrastructure	Replace a Primary switchgear located on the Wenatchee Valley College Main Campus (150A) (asset 3691). 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			No	
Wenatchee Valley College	Infrastructure	Replace a Gas Meter located on the Wenatchee Valley College Main Campus (150A) (asset 3662). 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			No	
Wenatchee Valley College	Infrastructure	Replace multiple Storm Lines located on the Wenatchee Valley College Main Campus (150A) (assets 3656 & 3658). 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			No	
Wenatchee Valley College	Infrastructure	Replace a Sewer Line located on the Wenatchee Valley College Main Campus (150A) (asset 3648). 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			No	
Whatcom Community College	Infrastructure	Replace multiple Gas Meters located on the Whatcom C. C. Main Campus (210A) (assets 2998, 2999, 3003, 3014 & 3015). 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			No	
Whatcom Community College	Infrastructure	Replace multiple Potable Water Meters located on the Whatcom C. C. Main Campus (210A) (assets 2936, 2994, 3001, 3005, 3007 & 3009). 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			No	

Whatcom Community College	Infrastructure	Replace a Cooling tower located on the Whatcom C. C. Main Campus (210A) (asset 2954). 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			No	
Yakima Valley College	Infrastructure	Replace multiple Primary switchgears located on the Yakima Valley C. C. Main Campus (160A) (assets 3307 & 3425). 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			No	
Yakima Valley College	Infrastructure	Replace a Three Phase Transformer located on the Yakima Valley C. C. Main Campus (160A) (asset 3308). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Yakima Valley College	Infrastructure	Replace a Gas Meter located on the Yakima Valley C. C. Main Campus (160A) (asset 3326). 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			No	
North Seattle College	Infrastructure	Replace a Potable Water Meter located on the North Seattle C. C. Main Campus (063A) (asset 1794). 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			No	
North Seattle College	Infrastructure	Replace multiple Cooling towers located on the North Seattle C. C. Main Campus (063A) (assets 1787 & 1788). 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			No	
North Seattle College	Infrastructure	Replace multiple Retention ponds located on the North Seattle C. C. Main Campus (063A) (assets 1786, 1806 & 1810). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Retention pond locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
North Seattle College	Infrastructure	Replace multiple Swales located on the North Seattle C. C. Main Campus (063A) (assets 1807, 1809 & 1811). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Swale locations and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Seattle Central College	Infrastructure	Replace multiple Primary switchgears located on the Seattle Central C. C. Main Campus (062A) (assets 5701 & 5702). 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			No	
Seattle Central College	Infrastructure	Replace a Transformer Three Phase located on the Seattle Central C. C. Main Campus (062A) (asset 5704). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer Three Phase location and other details are fully described in the agency's 2019 Infrastructure Survey.	X			No	
Seattle Central College	Infrastructure	Replace a Potable Water Meter located on the Seattle Central C. C. Main Campus (062A) (asset 5673). 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			No	
Seattle Central College	Infrastructure	Replace a Storm Line located on the Seattle Central C. C. Main Campus (062A) (asset 5680). 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			No	
South Seattle College	Infrastructure	Replace multiple Primary switchgears located on the South Seattle C. C. Main Campus (064A) (assets 2765, 2767, 2768, 2769, 2776 & 2780). 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			No	
South Seattle College	Infrastructure	Replace multiple Gas Meters located on the South Seattle C. C. Main Campus (064A) (assets 2627, 2628, 2629 & 2631). 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			No	
South Seattle College	Infrastructure	Replace multiple Potable Water Meters located on the South Seattle C. C. Main Campus (064A) (assets 2594 & 2606). 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			No	
South Seattle College	Infrastructure	Replace a Storm Line located on the South Seattle C. C. Main Campus (064A) (asset 2703). 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			No	
South Seattle College	Infrastructure	Replace multiple Underground storages located on the South Seattle C. C. Main Campus (064A) (assets 2684 & 2716). 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			No	
South Seattle College	Infrastructure	Replace multiple Potable Water Lines located on the South Seattle C. C. Main Campus (064A) (assets 2599, 2600 & 2601). 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			No	



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

June 30, 2022

Steve Lewandowski
WA State Board for Community and Technical Colleges

In future correspondence please refer to:
Project Tracking Code: 2022-06-04270
Re: State Board for Community & Tech colleges - Project review exemption list 2022

Dear Steve Lewandowski:

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 agree with the recommendations provided in your spreadsheet. We have reviewed and requested consultation on specific projects when specific buildings are at least 45 years old; we have add those notes to the spreadsheet (attached). We look forward to further consultation on your projects as necessary under 21-02.

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



DAHP Preliminary Review of Proposed Program Projects

Location	Project Description	Building Age	Exempt	Full description
Bates Technical College	Buildings A&C Elevator Replacements	Multiple	?	<p>What is the problem? Why is this project necessary?</p> <p>Building A is the main hub of the Downtown campus with the president's office, administration, student support services and instructional space. Each demand and require equitable and accessible access. Due to the terrain of the Downtown campus and restrictions in the existing building construction ADA accessibility between floors relies on two building elevators. Both existing elevators are past their service life and therefore they are frequently out of order creating barriers to people with disabilities.</p> <p>Building C has a rooftop parking lot with ADA accessible spaces. The ADA route from the rooftop parking to any other place on the downtown campus relies on the single elevator in Bldg C. This elevator is also past its service life, routinely traps occupants inside and as the sole ADA exit off the rooftop parking creates barriers to people with disabilities when the elevator is out of service. The elevator stops are exterior facing and open to the weather, lighting levels at the elevator stops are poor, creating an unsafe environment.</p> <p>What happens if this project is not funded by the State?</p> <p>Bates will operate a community college campus that routinely creates barriers to people with disabilities due to these equipment failures, and potentially puts community members at risk of harm at Building C. These conditions conflict with Bates mission and values.</p> <p>What is the desired solution?</p> <p>Replace all 3 elevators in their entirety to include new controllers, conveyance system, pit equipment, doors, call stations and cab interior components. Upgrade lighting at Building C elevator stops to create a safer environment for building occupants.</p> <p>Will this project increase access or improve utilization? (Yes/No) Yes - Increase access to services If yes, please specify the Net Change in FTE capacity. No net change in FTE capacity</p> <p>What benefit will this project provide the college?</p> <p>This project supports the following institutional goals: <ul style="list-style-type: none"> • Update and adopt policies and processes that promote a more welcoming and inclusive college for all students, faculty, staff, and community members • Increase student outreach and hiring activities </p>
Bellevue College	Interior C Building Classroom & Shop Renovation	49	No	<p>What is the problem? Why is this project necessary?</p> <p>A number of electrical and mechanical systems are being replaced and modernized in biennium 21-23, however along with finishes in rooms C160 through C170 much of the infrastructure and remaining finishes in the north wing of the C Building are original and have not been renovated since construction beyond a minor remodel in 1998. Classes have been using these rooms without any renovations, currently these rooms don't effectively or safely serve programs that use these rooms for lecture, design or creative leaning. The current spaces do not accommodate the new pedagogies in learning for the programs that are offered in these rooms. A renovation of these spaces will provide a variety of programs with a space that can better serve their respective need and offer modern fabrication space which will service multiple programs.</p>
Bellingham Technical College	Instructional & Student Support Space Renovations	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>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 current and future 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.</p>
Big Bend Community College	Classroom Renovation, Landscape and Exterior Door Improvements	33	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Multiple classrooms in Building 1600 (Business & Liberal Arts) are small and limit the size of our capacity in many classes to 20 students. Instructional spaces need to provide an updated floor plan that align with modern instruction. The majority of our landscape on campus is grass which takes hours a week to mow and maintain while our water bill is well over \$150K each year. With our weather and natural hazards, it is necessary for us to water to decrease the opportunity for fires. We also want to improve the safety and security of our students, staff and equipment by adding electrification to many exterior doors around campus.</p>
Cascadia College	Classroom and office space Renovation	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>Many office spaces and classrooms have been cramped with two or more staff sharing the same office space due to growth/demand while waiting on STEM4 construction. STEM4 opening date is September 2023 and we will be moving staff and classroom into the new building leaving us to renovate spaces based on new classroom and staff uses in 2023-2025.</p>
Centralia College	Multiple Building HVAC Upgrades	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>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</p>
Centralia College	IT Infrastructure Upgrades	Site	No	<p>What is the problem? Why is this project necessary?</p> <p>The current campus fiber optic infrastructure is a mix of single mode and multimode fiber with a central hub (circa 1990) in an older buildings lower level which does not have backup power and is susceptible to flooding. Over the years, other buildings have been added and the level of technology use has evolved and increased tremendously, with a majority of college instruction and communication reliant on the dated central hub, in one the oldest buildings on campus.</p>
Centralia College	Multiple Building Lighting Upgrades	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>There are many Lighting systems that which utilize Incandescent, High Pressure Sodium, Metal Halide, and Fluorescent that need to be upgraded to LED Technology</p>
Centralia College	TAC-WAH-WSC Terrazzo Flooring	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>Due to improper expansion joints installation, existing flooring has large expanding cracks which are becoming a safety tripping hazard.</p>
Centralia College	TSB Kitchen Renovation	50	No	<p>What is the problem? Why is this project necessary?</p> <p>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.</p>
Centralia College	Walkway - Creek Bed Improvements	Site	No	<p>What is the problem? Why is this project necessary?</p> <p>The college has existing streets that need to be improved for safe pedestrian walkways and to reduce liability exposure. Adjacent to college owned and maintained walkways is an existing creek bed with high banks that require mitigation to reduce risk of fall liability and erosion control.</p>
Centralia College	Welding Lab Remodel	36	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Class sizes in the Technical trades are getting larger because of increased demands of the industries. Currently we need to limit the number of students because we are at max for welding booths</p>

Clark College	Minor Program Improvements	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>Over the past several student satisfaction survey, students have identified concerns over aging spaces and inadequate facilities, making the College a less desirable place to be. This comes as a result of space that has been very highly used during peak enrollment periods, without significant effort to improve these spaces over many years. Minor Program funds will enable Clark College to utilize instructional and student space more effectively, ensure that facilities can accommodate flexible uses, and enhance student learning in and out of the classroom.</p>
Clover Park Technical College	South Hill Electrical/UPS Upgrade	19	Yes	<p>What is the problem? Why is this project necessary?</p> <p>South Hill campus experiences multiple power outages a year and the existing UPS and infrastructure is not able to keep IT and other critical instructional equipment online during these outages. We need to investigate the power issue and also upgrade the infrastructure and UPS device to be sufficient for instructional and facility needs.</p>
Clover Park Technical College	Building 25 Welding Lab Ventilation Upgrade and Space Redesign	78	No	<p>What is the problem? Why is this project necessary?</p> <p>Changes in both the demand for welders and a need for advanced skills have caused us to review the adequacy of our welding lab. In assessing this space, we have noted several deficiencies which make it difficult to prepare our students for current industry needs. Modernizing and upgrading our welding booths, ventilation system and lighting will allow Clover Park to serve additional students, improve safety and more efficiently make use of available space.</p> <p>Some of the existing challenges include an outdated plumbing and piping system leading to condensation problems. Additionally, the welding booths are ventilated by aging flexible exhaust arms, rather than a hood system which would provide better ventilation for multiple welding processes. In some cases, these components have separated and fallen onto the work space, which represents a potential physical hazard.</p> <p>The lighting in the lab is an older fluorescent system. An upgraded LED lighting system would improve visibility for our students and faculty, as well as provide increased efficiencies. This is particularly challenging for our evening students, since the day students at least have the benefit of ambient light.</p> <p>Finally, in order to better make use of outdoor space, improvements to our external door and an increase in the number of external electrical drops is needed. Expanding the use of our external space will further benefit our students, preparing them for an industry which demands welders be prepared to face both inside and outside conditions.</p>
Columbia Basin College	Minor Renovation for Career Services Relocation	13	Yes	<p>What is the problem? Why is this project necessary?</p> <p>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.</p>
Columbia Basin College	T-Building Science Wing Renovation	13	Yes	<p>What is the problem? Why is this project necessary?</p> <p>CBC's Science wing of the T-Building, formerly its own standalone building, "S-Building" has not been renovated since 1989 when it was last remodeled. Classrooms, circulation spaces, labs, restrooms, and offices are severely worn and out of date.</p>
Edmonds Community College	Campus safety and security improvements	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The Edmonds College Campus and area around it has experienced a dramatic rise in crime, drug abuse and people experiencing homelessness in recent years. The college community has unfortunately seen its staff, students and property increasingly fall victim to property crimes, crimes of opportunity and disturbing interactions with non campus affiliated individuals experiencing drug, alcohol and mental health challenges. The opportunity for such crimes to occur is intensified by the fact that the North and East Campus Complexes are situated in more secluded areas which are easily accessible to the public and difficult to monitor and control. The college is cognizant of these issues and has made every possible effort to patrol as much of its property as possible, but additional engineered measures would greatly enhance the safety and security of students, staff and faculty and would provide much needed improvements in meeting the college's objective of providing a safe and secure learning and working environment.</p>
Edmonds Community College	Monroe Hall Center for Innovation and Entrepreneurship	2018	No	<p>What is the problem? Why is this project necessary?</p> <p>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.</p> <p>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.</p> <p>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.</p>
Edmonds Community College	Brier Hall Classroom Renovation	42	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Classrooms in Brier hall used for chemistry labs and spaces have been relocated to the newly constructed Hazel Miller Hall. The classrooms are in need of repair and modifications to make them suitable for use as general purpose classrooms.</p>
Edmonds Community College	IT Relocation and Consolidation	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Currently Edmonds College's IT Department operates out of six different locations on campus, which causes a great deal of confusion and stress for students, staff and faculty seeking services. As an increasing amount of classes and student support services are moving online, the demand for IT services has increased significantly. Students with IT related issues, some of which are newly arrived to the United States, face significant barriers to getting started and persisting with their education if services are difficult to access and spread out all over the campus.</p>
Edmonds Community College	Library HVAC improvements	46	No	<p>What is the problem? Why is this project necessary?</p> <p>The Edmonds College Library located on the third floor of Lynnwood Hall underwent tenant improvements in 2006. During these tenant improvements, three study rooms were added on the third floor. These rooms were not connected to the building's HVAC system. Although very popular amongst students, the college has had to close these rooms for safety concerns due to lack of air circulation. Also, subsequent to the tenant improvements asbestos was discovered in the spray-on fireproof coating on the beams above the drop ceiling in the library. In order to reopen these rooms, they will need to have the asbestos remediated in the affected areas to the nearest VAV and will need to have ductwork installed between the study rooms and the existing HVAC ductwork.</p>

Everett Community College	Program relocation renovations	41	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The Monte Cristo Building will be demolished, and several departments need to be relocated. As a result, there is an opportunity to realign and provide greater visibility for spaces focused on Diversity, Equity, and Inclusion. TRIO, MESA, and Place of Our Way are specifically impacted. The desire is to relocate these student-facing entities to a centralized location. In addition, D & E and the Pride Center may relocate as well. Also displaced by this demo is the nutrition classroom. Due to the increased funding, we are adding the build out a new space with specialized electricity, plumbing, and food preparation stations.</p> <p>There is a lack of coordinated space to address some of the programming needs to build community spaces to foster engagement and belonging. The project will include configuring student engagement spaces to accommodate recreational and programming for students to build community.</p> <p>Enrollment service is spread out in multiple locations in the Parks building, not allowing for a seamless enrollment experience. A one-stop/express enrollment center would help reduce students trying to figure out where to go and how to find respective departments</p> <p>The Monte Cristo Building is scheduled to be demolished, and it hosts several departments and staff members, such as Conference Services, Sustainability, and Custodial Services. Therefore, this project will include renovating space to accommodate these staff members.</p> <p>The cosmetology program is currently using leased space in Marysville. We are planning to move the program back to the main campus in Everett to accommodate more students and reduce the overhead cost of external leasing facilities. This project will focus on renovating space in our Advanced Manufacturing Training and Education Center to meet the program needs of this department.</p>
Grays Harbor College	Bldg 800 classroom renovation	47	No	<p>What is the problem? Why is this project necessary?</p> <p>Bldg 800 was constructed in 1971, and the center level has never been renovated.</p> <ul style="list-style-type: none"> •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 <p>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.</p>
Green River Community College	Center for Learning and Innovation Improvements	22	Yes	<p>What is the problem? Why is this project necessary?</p> <p>In 2016, Green River College's contracted Child Care provider opted to leave the college and after much consideration, the college decided to close its childcare center permanently. Since then, the building has remained vacant, as the building's spaces (designed for small children) are not serviceable for other college needs. In 2021-23, the college requested Minor funds to begin the process to modify the building. This requests further supports the college's refined vision for that space.</p> <p>The majority of Green River's space inventory is dedicated to specific academic programs, student services, or administrative needs. The college has a lack of flexible, multi-use spaces that can easily be assigned to emergent needs or activities. This project will provide GRC a collection of non program specific spaces that can be used for instructional pedagogy experimentation, faculty and staff development and training and continuing education, and (potentially) public engagement.</p> <p>What happens if this project is not funded by the State?</p> <p>Without modification, the building risks falling into increasing disrepair. Costs to maintain the building will increase and it will become a drain on much needed maintenance and operation funds which could be better directed to other campus needs. The building is rapidly approaching "nuisance" status, as it has become the target of "tagging" and other vandalism on a regular basis. Further, without the availability of the flexible and adaptable space to meet the college's and state's priorities for diversity and equity competencies for all staff and faculty, Green River College will struggle to fulfill both the college's goals and the SBCTC's requirements.</p>
Highline College	Bldg. 23 2nd floor improvement	43	Yes	<p>What is the problem? Why is this project necessary?</p> <p>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.</p> <p>The college would like improve this area into 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.</p>
Lake Washington Institute of Technology	Restaurant Lab Renovation	35	Yes	<p>What is the problem? Why is this project necessary?</p> <p>This request responds to the inadequacy of facilities in the primary restaurant line food preparation area. The food prep line, designed and equipped more than 30-years ago is not conducive to effective teaching. The design and layout of facilities inhibits delivery of teaching and undermines the learning process. This project is necessary in order to complete our Culinary Program Improvement project.</p>
Lake Washington Institute of Technology	Dental Programs Lab Renovation	35	Yes	<p>What is the problem? Why is this project necessary?</p> <p>E106 is our dental lab where hygiene students apply practice to dental hygiene theory in the provision of oral healthcare services for the public. The biggest obstacle we have in doing so is ageing, and in some cases obsolete equipment. Sterilization and infection control equipment require frequent repair, which makes it difficult to keep up with student's clinical requirements. There have been minimal upgrades since the clinic's origin. This project is necessary to continue to provide student learning experiences on campus. Our goal is to expand our cohort to meet the workforce deficit, however, we are barely able to keep our current number of students in working operatories.</p>
Lake Washington Institute of Technology	Welding Ventilation and Hood System	35	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Welding is requesting an additional ventilation system. An additional hood system for ventilation is needed in order to not expose of welding fumes in the room to support the students, faculty, and staff safety. There was an update in curriculum and an increase in enrollment which resulted in a need to rearrange the space to accommodate the students and now a new system is needed. In essence we can add welding stations and made the room for them, but need the ventilation.</p>
Lower Columbia College	Instruction Area Improvements - Various Buildings	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>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.</p> <p>Completion of these projects will allow opportunities for program enhancements and expansions while improving functionality.</p>

North Seattle College	Diversity, Inclusion and Equity Center	49	No	<p>What is the problem? Why is this project necessary?</p> <p>North Seattle College and the leadership of the Seattle Colleges District VI have made achievement of equity, inclusion, and diversity (EDI) goals throughout our institution a core mission, including in facility design. One of the key elements of our EDI strategies is an integration and better coordination of student services with academic advising. More specifically, we see the Diversity, Inclusion and Equity Center as a means to improve the handoffs between advising, tutoring, faculty, and the array of support groups and services, especially with the underserved populations with support with Clear Sky, AANPSI, TRIO and our navigators. Improving those hand offs and facilitating more interpersonal connections between staff in those offices and our students as critical to achieving our DEI goals.</p> <p>NSC has numerous student cohorts assembled around various DEI themes. To support these students, NSC seeks to create a "home base" where students can gather for presentations, engage with faculty, and receive support services (advising, tutoring, internship mentors, and career development and planning). The goal is to create a welcoming area where students can engage with each other, employees of the college, and industry professionals to support their academic and professional development.</p> <p>What happens if this project is not funded by the State?</p> <p>If the project is not funded, BIPOC students and programs will continue to operate in inadequate spaces that threaten to diminish their ability to serve the NSC student population.</p> <p>What is the desired solution?</p> <p>To serve NSC's diverse study body, it must modernize its facilities to provide flexible environments that support varied teaching and learning needs. To optimize twenty-first-century teaching modalities such as project-based learning and personalized instruction, spaces must be adaptable to allow multiple activities to occur simultaneously. Flexible space is fundamental to NSC's ability to adapt to various needs. This project will afford the college a variety of student engagement environments and grouping formats. In addition, the proposed location includes spaces with an abundance of natural light, and access to an outdoor patio. This will enhance the quality of this student-centered space.</p> <p>Diversity Inclusion and Equity Center</p> <p>NSC seeks to convert under-utilized work spaces, offices, and copy center and open work area on College Center on both the 1st and 2nd Floor. Currently, DEI student cohorts have insufficient space for students to gather and seek services and support by faculty/staff.</p> <p>Rev: 2/2/2022 2</p> <p>These programs will benefit from a dedicated informal space for student gathering, individual and small group workspace, and staff offices. A small and large meeting area will offer more formal presentations and meetings by programs, to serve their respective student populations.</p> <p>Folding glass partitions will allow student group study areas from both programs to open onto a large, shared work area which can be used for larger meetings for gathering while maintaining program autonomy. An adjacent seminar classroom for student use will be accessible from the shared work area.</p>
Olympic College	Renovate Elevators CSC & BusTech	51	No	<p>What is the problem? Why is this project necessary?</p> <p>CSC (Bldg 5) elevators have been "dropping" and has caused one recordable injury to a custodian. They are routinely out of service and TKE is out regularly to repair.</p> <p>Bus Tech (bldg. 12) are out of ADA compliance as well as outdated equipment rooms. In order to improve the use of the building we need to be able to get our students to the second floor of the building. The funded amount from the 2021-23 biennium may not address all of the issues with these elevators and we'd like to ensure continued coverage through the next bi-ennium to complete the project. Current funding may not cover the entire cost of the restoration.</p> <p>What happens if this project is not funded by the State?</p> <p>We will be unable to keep folks safely in the buildings with faulty conveyance systems.</p> <p>CSC elevators serve the Administration building and are impacting executive staff and services. When the campus returns to full service, we will have a lot of folks using this building. Some areas include folks utilizing alternative means of transport (wheelchairs).</p> <p>BusTech elevators are outdated and along with CSC elevators, equipment is becoming more challenging to procure.</p> <p>What is the desired solution?</p> <p>We need to ensure our vertical conveyance systems are current and safe. As we ramp back up, we need to have safe working equipment.</p> <p>Will this project increase access or improve utilization? (Yes/No) Possibly but unknown. If yes, please specify the Net Change in FTE capacity.</p> <p>What benefit will this project provide the college?</p> <p>Having these conveyances healthy and safe will improve the use of the buildings. Having this additional funding will guarantee we can get these conveyances back to full health.</p>
Olympic College	Improve drainage and reduce trip hazards	Site	No	<p>What is the problem? Why is this project necessary?</p> <p>Repair Underground Utilities near Bldg. 6 (Haselwood Library), Bldg. 5 (CSC) and the Haselwood Library (including the courtyard outside of CSC). The sewer lines have been infiltrated and damaged by tree roots. These sections should be replaced and larger catch basins installed. Much of the concrete and paver areas have developed sunken areas that collect moss and debris creating trip hazards. The flower bed in the entry of Bldg. 5 has sunk and the plantings float during heavy rainstorms. Further along the walkway, concrete is lifting due to tree roots.</p> <p>What happens if this project is not funded by the State?</p> <p>This area is a high pedestrian traffic due to the Library and Administrative functions of Building 5. The uneven pavers pose a risk in all weather to foot and wheeled traffic. Once it rains the area becomes more of a flood hazard that could encroach and impact the foundations of the buildings.</p> <p>What is the desired solution?</p> <p>Restore healthy sewer lines and improve drainage between the buildings along with fresh concrete walking paths and gathering space between the buildings.</p> <p>Will this project increase access or improve utilization? (Yes/No) No If yes, please specify the Net Change in FTE capacity.</p> <p>What benefit will this project provide the college?</p> <p>This will benefit the safety of all traffic, the infrastructure of the buildings and the underground utilities, and improve the overall look of the area.</p> <p>How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?</p> <p>We are working to improve the overall look and feel of the campus as a progressive, safe and inclusive space.</p>
Peninsula College	Switch Gear Replacements	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Peninsula College has three switchgears which are, at minimum, over a decade past their useful life. Replacement requires renovation of the areas as the replacement units are larger than the space the current systems are located.</p> <p>Units need replacing before they fail to function.</p>
Peninsula College	HVAC Controls replacement	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>HVAC controls have exceeded their useful life and are no longer supported by the proprietary vendor. These controls are critical for maintaining a quality learning environment.</p>

Pierce College Fort Steilacoom	Cascade Level 4 Restroom Remodel	45	No	<p>What is the problem? Why is this project necessary?</p> <p>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 on 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.</p>
Pierce College Fort Steilacoom	Cascade Level 5 Classrooms Remodel	45	No	<p>What is the problem? Why is this project necessary?</p> <p>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.</p> <p>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.</p> <p>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.</p>
Pierce College Fort Steilacoom	Child Development Center Emergency Generator	13	Yes	<p>What is the problem? Why is this project necessary?</p> <p>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 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.</p>
Pierce College Puyallup	Child Development Center Emergency Generator	12	Yes	<p>What is the problem? Why is this project necessary?</p> <p>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 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.</p>
Pierce College Puyallup	Brouillet Library/Science Building Classrooms Remodel	23	Yes	<p>What is the problem? Why is this project necessary?</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>What happens if this project is not funded by the State?</p> <p>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.</p>
Renton Technical College	Remodel to Computer/Networking Classrooms at Bldg. 'J', 1st Floor, North	30	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The computer classrooms and networking classrooms on the first floor of Building J are difficult to find, access, and use for their intended instructional purposes. The area is located below-grade in what amounts to a basement condition, with vertical access poorly located for purposes of accessing the area, and in some cases, access must be done from behind the building adjacent an access driveway. Navigating between the classrooms must be done by traversing through classroom or by exiting and re-entering the building, in that the only circulation otherwise is through exterior breezeways. The program lacks an integrated design, and these inefficiencies contribute to a generally awkward, outdated, and undesirable appearance.</p>
Seattle Central College	Student Academic Support Center	45	No	<p>What is the problem? Why is this project necessary?</p> <p>Seattle Central and the leadership of the Seattle Colleges District VI have made achievement of equity, inclusion, and diversity (EDI) goals throughout our institution a core mission, including in facility design. One of the key elements of our EDI strategies is an integration and better coordination of student services with academic advising. More specifically, we see the Student Academic Support Center as a means to improve the handoffs between advising, tutoring, faculty, and the array of support groups and services. Improving those hand offs and facilitating more interpersonal connections between staff in those offices and our students as critical to achieving our EDI goals.</p> <p>SCC has numerous student cohorts assembled around various EDI themes. To support these students, SCC seeks to create a "home base" where students can gather for presentations, engage with faculty, and received support services (advising, tutoring, internship mentors, and career development and planning). The goal is to create a welcoming area where students can engage with each other, employees of the college, and industry professionals to support their academic and professional development.</p> <p>What happens if this project is not funded by the State?</p> <p>If the project is not funded, Student Academic Support programs will continue to operate in inadequate spaces that threaten to diminish their ability to serve the SCC student population. The nearly 3,400 sf on the 3rd floor of BE will remain underutilized and students in these programs will remain underserved.</p> <p>What is the desired solution?</p> <p>To serve SCC's diverse study body, it must modernize its facilities to provide flexible environments that support varied teaching and learning needs. To optimize twenty-first-century teaching modalities such as project-based learning and personalized instruction, spaces must be adaptable to allow multiple activities to occur simultaneously. Flexible space is fundamental to SCC's ability to adapt to various needs. This project will afford the college a variety of student engagement environments and grouping formats. In additions, the proposed location includes spaces with an abundance of natural light, and access to an outdoor patio. This will make enhance the quality of this student centered space.</p>

Shoreline Community College	Space Renovation and Development	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>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 of spaces is needed to modernize classrooms that are currently not conducive to quality instruction. The following are buildings that will be supported by the Minor program funding.</p>
Skagit Valley College	Space Renovations and Remodels	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>The college is in need to accommodate new faculty and staff members in support of our Equity in Access and Achievement initiatives. This includes faculty and staff to support BEdA programs, DEI efforts, and student spaces for better integration of student development.</p>
South Puget Sound Community College	Information Technology Pathway Programs Renovation	17	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The IT Pathway Programs are high wage, high demand career path programs that operate in a 25-year-old Technical Education Center (Building 34). While the building is otherwise a decent facility as reflected by its facility condition score of 210, the Technical Education Center came online at the very start of the internet revolution and its design did not anticipate the infrastructure, flexibility, or space necessary to support workforce training for today's (and tomorrow's) high-technology fields. The existing spaces do not have adequate power, HVAC cooling and controls, IT infrastructure, or appropriate space allocation, and lighting to serve the programs. The current building inadequacies will greatly hinder SPSCC's planned (1) expansion of our Cybersecurity and Network Administration program, (2) revisions in our Computer Information Systems programs and (3) two bachelor's degrees in IT—Computer Science and DevOps.</p> <p>Nursing and Medical Assisting programs are relocating out of Building 34 into a newly remodeled building. This will leave vacant space available to renovate and address the insufficient infrastructure issues needed to accommodate our growing Information Technology pathway programs.</p> <p>The Bureau of Labor and Statistics provides the following data related to computer and Information Technology (Security Analysts):</p> <p>National data:</p> <ul style="list-style-type: none"> •2020 median pay - \$103,590 per year •Typical entry level education – Bachelor's degree •Work experience in a related occupation – less than 5 years •On the job training – none •Job outlook, 2020-30 – 33% (much faster than average) •Employment change, 2020-30 47,100 <p>Washington State data:</p> <ul style="list-style-type: none"> •Employment – 4,000 •Annual mean wage - \$123,550 <p>Seattle, Tacoma, Bellevue area data:</p> <ul style="list-style-type: none"> •Employment – 3,280 •Annual mean wage - \$127,550 <p>These statistics depict an example of one job type where our students will be able to fill existing and growing employment shortage gaps. These jobs strengthen our business and personal safety and security related to computing and internet connectivity.</p> <p>Renovating the Technical Education Center to modernize and upgrade the building systems will allow us to expand the IT program offerings, which will provide certificates, Associate and Bachelor's degrees. These new learning environments will be innovative, relevant, inclusive, equitable and affordable.</p>
South Seattle College	Ceramics Studio	43	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The Ceramics Studio is currently located on the ground floor, southeast corner of Rainier Hall (RAH). The program has outgrown its current space on campus. Through grants and industry donations, we have equipment that isn't accessible due to a lack of space. The space is also used by our continuing education program making it a heavily used space throughout the day, evening and weekends.</p> <p>We have a larger, soon to be vacant space in our TEC building. This is more visible and accessible to our students (being on the major north-south pedestrian axis, and adjacent to the north parking lot) will enable this popular program to continue to be a draw for students. The studio art classes at South consistently have full enrollment even in times of overall soft enrollment at the college and in other areas of College Transfer. This new location will enable this popular program to continue to be a draw for students and possibly expand.</p> <p>What happens if this project is not funded by the State?</p> <p>Research shows that student engagement with STEM and retention in STEM classes is improved by hands-on activities and active learning, especially for those usually underrepresented in STEM. The Math, Science, and Business division administration and faculty are working on developing a robust STEM ecosystem, which includes the integration of art into the work (STEAM), to facilitate the cultivation of creativity. This ecosystem supports and encourages student learning and success in STEAM. The Ceramics Studio is an integral part of that ecosystem.</p> <p>If the project is not funded, our students participating in this program will continue to be overcrowded in the current space with some equipment not accessible. With less than adequate physical space requirements, this growing program could stall in terms of access and use at a time when student engagement, retention, and success in STEM is an institutional priority.</p> <p>What is the desired solution?</p> <p>Moving the Ceramics Studio from RAH to TEC 100 will require the following:</p> <ul style="list-style-type: none"> • Relocation of all ceramics equipment (kilns, wheels, etc.) from RAH to TEC 100. <p>Some equipment is delicate, so special care will be required.</p> <ul style="list-style-type: none"> • Consult with an engineer/architect to consider access/code/safety/air quality issues, such as separating the air circulation so that the diesel particles and fumes/low dust
South Seattle College	MakerSpace	40	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Our MakerSpace program has outgrown its current location on campus. Through grants and industry donations, we have equipment that isn't accessible due to a lack of space.</p> <p>We have a larger, vacant space in our most forward-facing building (RSB) that is more visible and accessible to our students. This potential location is also closer to many of our Student Services. In addition, the current location is closed while the college prepares for a major renovation in RAH and MakerSpace gatherings and events were postponed due to the pandemic. Making this permanent move to a location with higher visibility (being adjacent to our Library, JMB student center, and the major north-south pedestrian axis) will enable this popular program to continue to be a draw for students.</p>

Spokane Community College	Campus Security Upgrades	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Over the last four years, SCC has experienced a sustained rate of security related incidents on campus. Just in the past year, the Office of Campus Safety has had an increase in incident field reports of 54%, over twice the amount, from the previous, COVID-impacted year. In addition, the campus has seen an increase of suspicious activity and disorderly conduct. There seems to be a definite correlation between this increase and with that of the incidences of homeless camping and loitering as well as interaction with mentally unstable individuals on campus due to the campus' proximity to the Spokane River.</p> <p>Furthermore, with the construction of the North Spokane Corridor freeway along the western portion of the SCC campus, there is more potential for increased criminal activity.</p> <p>The need for more robust campus security systems that meet "best practices" is bolstered by the measurable uptick in incidents involving the SCC Office of Campus Safety. The campus today has implemented some building access control measures, but it is not consistent across the campus. Mainly these systems have only been installed during major building renovation projects. Older facilities have not been retrofitted to accommodate electronic access. Similarly, camera systems have only been installed at a few select locations when funding from a larger project was available. It has been well documented that both types of systems can act as a deterrent of undesirable activities.</p> <p>A complement to a campus-wide electronic access control system is key control. The campus would be able to make and issue fewer physical keys which would impede the impact of potential loss.</p>
Spokane Falls Community College	Campus Security Upgrades	Multiple	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Over the last four years, SFCC has experienced a 74.29% increase in security related incidents on campus between 5:00pm and 6:00am. Just in the past year, investigation of unauthorized persons on campus have increased 30.67% and security escorts for staff and faculty have increased from 9 to 36 requests. The later seems to be directly correlated to a diminished sense of safety that the community is experiencing.</p> <p>The need for more robust campus security systems that meet "best practices" is bolstered by the measurable uptick in incidents involving the SFCC Office of Campus Safety. The campus today has implemented some building access control measures, but it is not consistent across the campus. Mainly these systems have only been installed during major building remodel projects. Older facilities have not been retrofitted to accommodate electronic access. Similarly, camera systems have only been installed at a few select locations when funding from a larger project was available. It has been well documented that both types of systems can act as a deterrent of undesirable activities.</p> <p>A complement to a campus-wide electronic access control system is key control. The campus would be able to make and issue fewer physical keys which would impede the impact of potential loss.</p> <p>What happens if this project is not funded by the State?</p> <p>The campus would continue to struggle finding adequate local funding to implement these campus wide safety and security measures. System installations would need to be performed when funding is available and in turn would take many years to complete.</p>
Tacoma Community College	Building 18 Exterior Improvement	29	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The exterior of the building is failing and needs repair and improvement for prolong the useful life of the building</p>
Tacoma Community College	Refurbish classrooms and common student areas	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>Refurbish the classrooms to extend the useful life.</p>
Walla Walla Community College	Science Labs Renovations	30	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The Clarkston Campus science labs (Room 156 and Room 160) and the stockroom located in the Clarkston Center are in desperate need of minor renovations and modernization. Room 156 which is currently designated as the General Biology, Microbiology, and Chemistry lab space and the stockroom have not been updated since this building first opened in 1988. Currently designated as the Anatomy & Physiology lab, Room 160 did receive updating in 2003-2004, but could also benefit from some minor renovations and cosmetic improvements. Updating the science lab space in its entirety would provide continuity in appearance, improve functionality, and provide equitable experiences for all students, staff and faculty utilizing these spaces.</p>
Walla Walla Community College	Main Building Space Renovations	30	Yes	<p>What is the problem? Why is this project necessary?</p> <p>Walla Walla Community College (WWCC) D building, the main building on campus, is the central hub for the college. Along with classroom spaces, departmental, administrative, and student support operations are housed in the building. Several spaces are outdated and in need renovation. Areas targeted for renovation included vacated spaces and other square footage that is directly adjacent to the new addition to building D, revamping the students success area, transforming excess space in the library into a multicultural center, and adding a lactation room.</p>
Walla Walla Community College	Students and Staff Outdoor Multifunctional Space	Site	No	<p>What is the problem? Why is this project necessary?</p> <p>One of the most common complaints of students and staff is the lack of accessible outdoor space. Currently, there are limited spaces that are conducive for outdoor education, campus events, eating lunch, spending time between classes or gathering with other students and staff. All current spaces are dated and not inviting. Public spaces have proven to be essential for socialization, especially for young people</p>
Wenatchee Valley College	Technology Infrastructure and Classroom Improvement	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>With the onset of the COVID pandemic it has become increasingly clear that higher education instructional delivery has been changed forever. That being said, it is critical that our classrooms are remodeled and redesigned to deliver multiple instructional modalities simultaneously. These improvements are not limited to classrooms and student support centers across our two campuses must also be improved to become more conducive to remote and hybrid learning environment going forward.</p>
Whatcom Community College	Student Support Service Areas Improvements	Multiple	not when 45	<p>What is the problem? Why is this project necessary?</p> <p>A. The relocation of many front-facing student services from Laidlaw to Heiner has left several transactional areas needing reconfiguration and renovation to improve function and provide better access to student support services and address the growing need for student specific spaces serving underrepresented students (i.e., Intercultural Center, LGBTQ+ Center). In addition, several instructional spaces are needing upgrades to technology infrastructure to support multimodal instruction.</p> <p>B. There is no direct, ADA accessible pathway to connect the south campus pedestrian routes with the Cordata bus station and WCC student housing. A dirt path has developed up a steep slope from Cordata Parkway creating a safety hazard.</p>
Yakima Valley College	Technology Complex Remodel	43	Yes	<p>What is the problem? Why is this project necessary?</p> <p>The lack of instructional and student support spaces has created a challenging work environment for staff who support strategic high demand workforce education programs. Additionally, the existing space lacks adequate HVAC circulation and updated health safety provisions that are now required as a response to the COVID pandemic.</p> <p>To provide updated instructional and student support workspace for workforce education staff, faculty, and students.</p>



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: Lake Washington IofT New Building Project
Log No.: 2017-11-08026-OFM

Dear Ms. Hake Misel;

Thank you for contacting our department pursuant to Executive Order 05-05 on behalf of Lake Washington Institute of Technology. We have reviewed the materials you provided for the proposed Lake Washington Institute of Technology New Building Project at 11065 132nd Avenue NE, Kirkland, 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 'R. Whitlam', written over a light blue horizontal line.

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





November 20, 2017

The Honorable Michael Evans
Snohomish Tribe
11014 19th Avenue SE, Suite 8
Everett, WA 98208-5121

Subject: Center for Design
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design 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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bill.thomas@lwtech.edu by December 1, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "William F. Thomas", written over a faint circular stamp.

William F. Thomas
Vice President of Administrative Services



November 20, 2017

The Honorable Richard Young
Tulalip Tribes
6410 23rd Avenue NE
Tulalip, WA 98271

Subject: Center for Design
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design 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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bill.thomas@lwtech.edu by December 1, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "William F. Thomas", written over a faint horizontal line.

William F. Thomas
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: Center for Design
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design 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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bill.thomas@lwtech.edu by December 1, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "William F. Thomas", written over a horizontal line.

William F. Thomas
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: Center for Design
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design 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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bill.thomas@lwtech.edu by December 1, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "William F. Thomas". The signature is fluid and cursive, with a large loop at the end.

William F. Thomas
Vice President of Administrative Services



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

November 16, 2017

Ms. Brenda Tyler Ingham
Schreiber Starling Whitehead
901 Fifth Avenue, Suite 3100
Seattle, Washington 98164

Re: Fire Services Program New Building Project
Log No.: 2017-11-08221-OFM

Dear Ms. Tyler Ingham;

Thank you for contacting our department pursuant to Executive Order 05-05 on behalf of Bates Technical College. We have reviewed the materials you provided for the proposed Fire Services Program New Building Project on the Bates Campus, Tacoma, Pierce 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





November 28, 2017

Muckleshoot Indian Tribe

Attn: Virginia Cross, Chairwoman
39015 172nd Avenue SE
Auburn, WA 98092

Subject: Fire Training Center – An Instruction Building
Bates Technical College

Dear Chairwoman Cross,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th in Tacoma, Washington. 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, Bates 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 (253) 680-7156 or by e-mail at mmattes@bates.ctc.edu by December 12, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "Marty Mattes", with a stylized flourish extending to the right.

Marty Mattes
Executive Director of Facilities and Operations



November 28, 2017

Nisqually Indian Tribe

Attn: Farron McCloud, Chairman
4820 She-Nah-Num Drive SE
Olympia, WA 98513

Subject: Fire Training Center – An Instruction Building
Bates Technical College

Dear Chairman McCloud,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th in Tacoma, Washington. 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, Bates 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 (253) 680-7156 or by e-mail at mmattes@bates.ctc.edu by December 12, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "Marty Mattes", is written over a light blue background.

Marty Mattes
Executive Director of Facilities and Operations



November 28, 2017

Puyallup Tribe

Attn: Bill Sterud, Chairman
3009 East Portland Avenue
Tacoma, WA 98404

Subject: Fire Training Center – An Instruction Building
Bates Technical College

Dear Chairman Sterud,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th in Tacoma, Washington. 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, Bates 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 (253) 680-7156 or by e-mail at mmattes@bates.ctc.edu by December 12, 2017.

Respectfully,

A handwritten signature in black ink, appearing to read "Marty Mattes", written over a light blue horizontal line.

Marty Mattes
Executive Director of Facilities and Operations



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



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

cc: Jack Mukavetz (Rice Fergus Miller Architects)

State of Washington • **Department of Archaeology & Historic Preservation**
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065
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: Olympic College Weld Shop Renovations	<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: 1360 Lincoln Avenue	
City / State / Zip: Bremerton, WA 98337	County: Kitsap <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: SBCTC	Grant / Loan Program Name: Capital Projects	Direct Appropriation? <input checked="" type="checkbox"/>
Contact Person: Cheryl Bivens	Phone: (360) 704-4386	e-mail: cbivens@sbctc.edu
Funding biennium? 2021-2023	Requested grant / loan amount: 9,441,097	Total project amount: 8,373,563

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

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

DAHP DETERMINATION (DAHP USE ONLY)

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



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.

Respectfully,

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

Marty Cavalluzzi
President, Olympic College

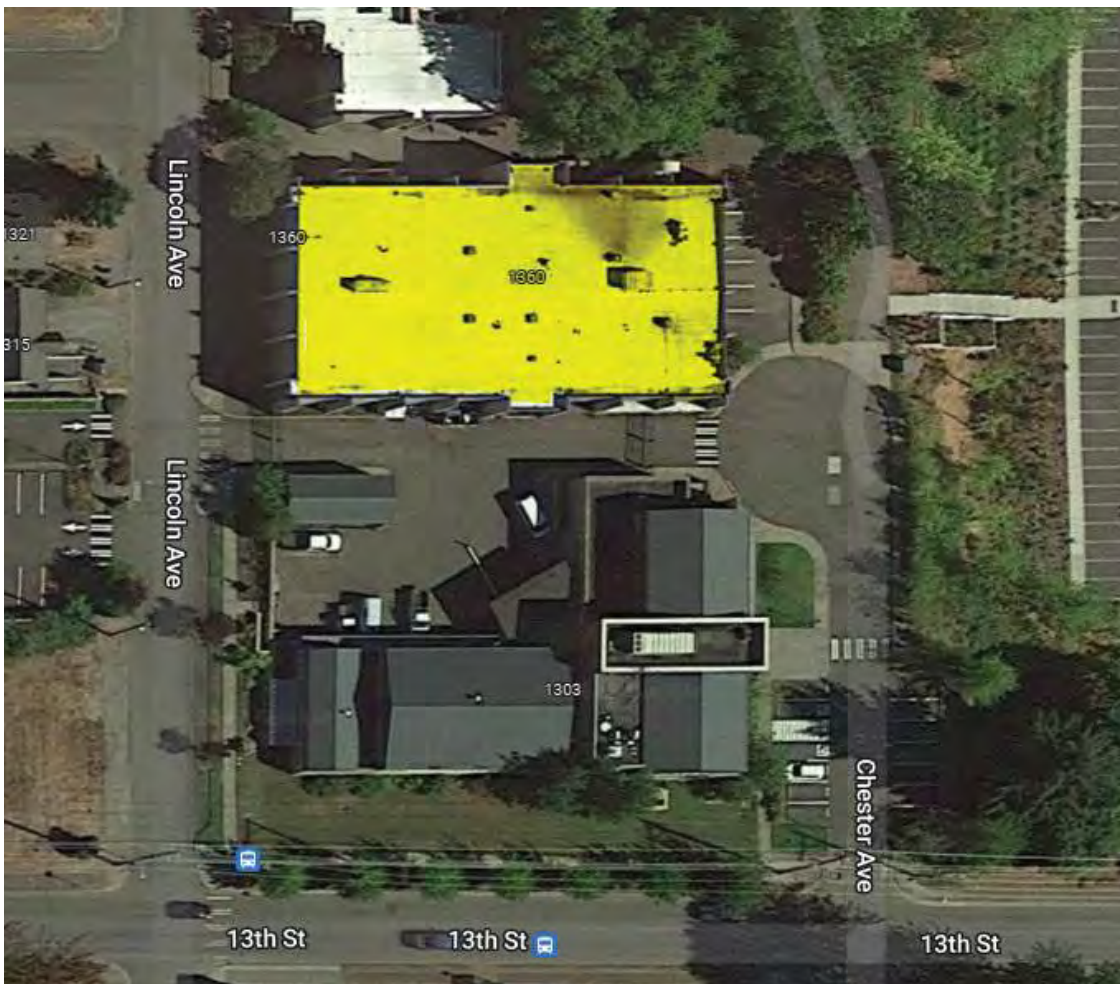

OLYMPIC COLLEGE

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 | Phone: 360-475-7100

Page 3



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.

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.

Respectfully,

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

Marty Cavalluzzi
President, Olympic College

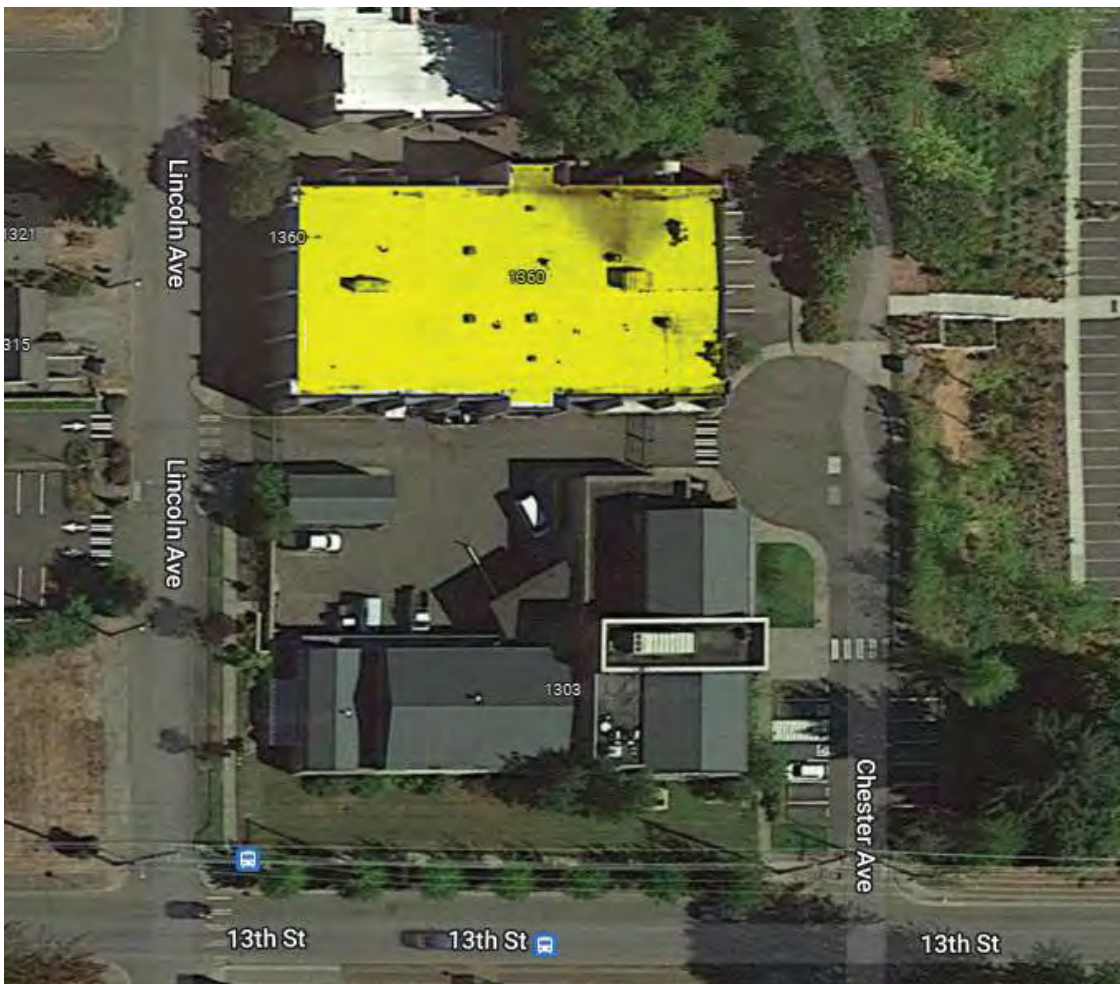

OLYMPIC COLLEGE

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 | Phone: 360-475-7100

Page 3



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.

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.

Respectfully,

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

Marty Cavalluzzi
President, Olympic College

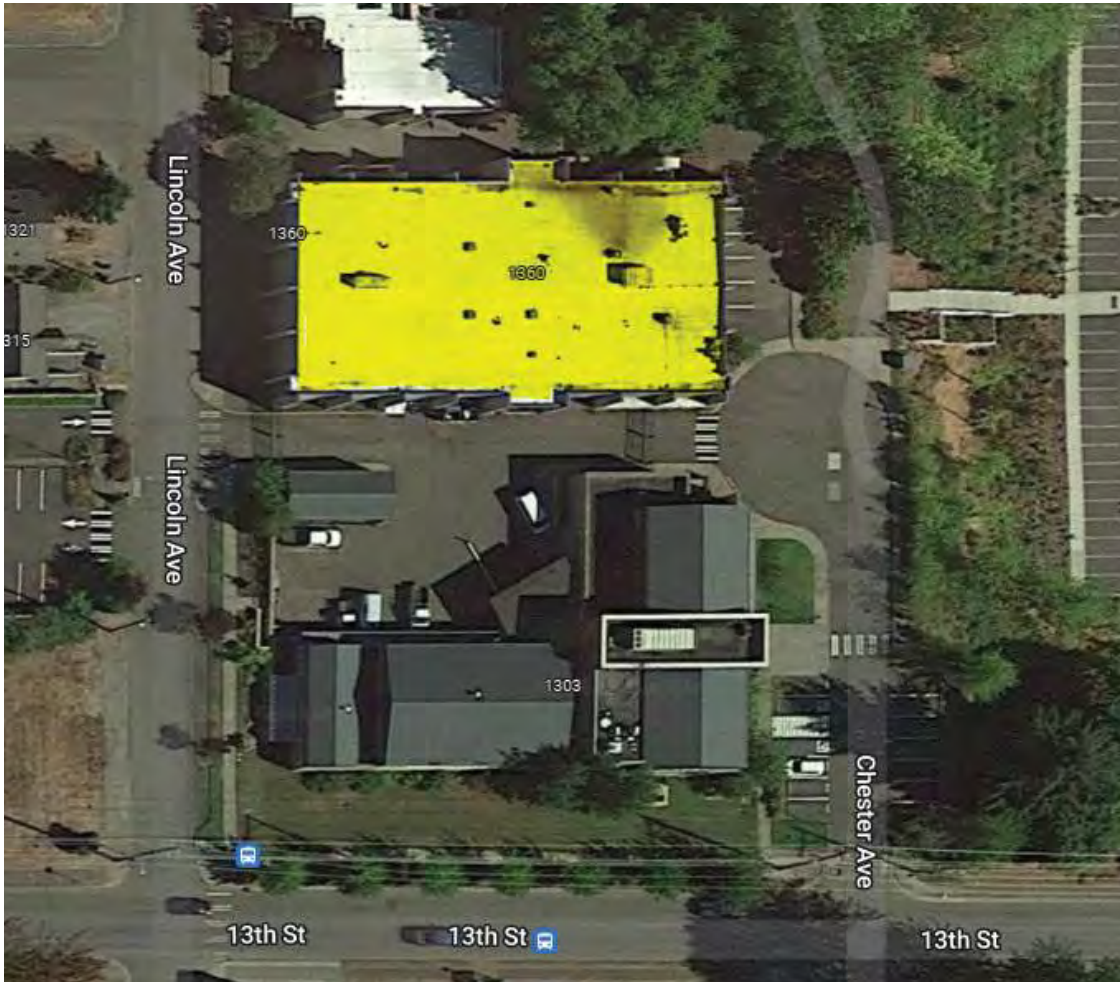

OLYMPIC COLLEGE

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




OLYMPIC COLLEGE

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



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Page 3



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.

Respectfully,

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

Marty Cavalluzzi
President, Olympic College

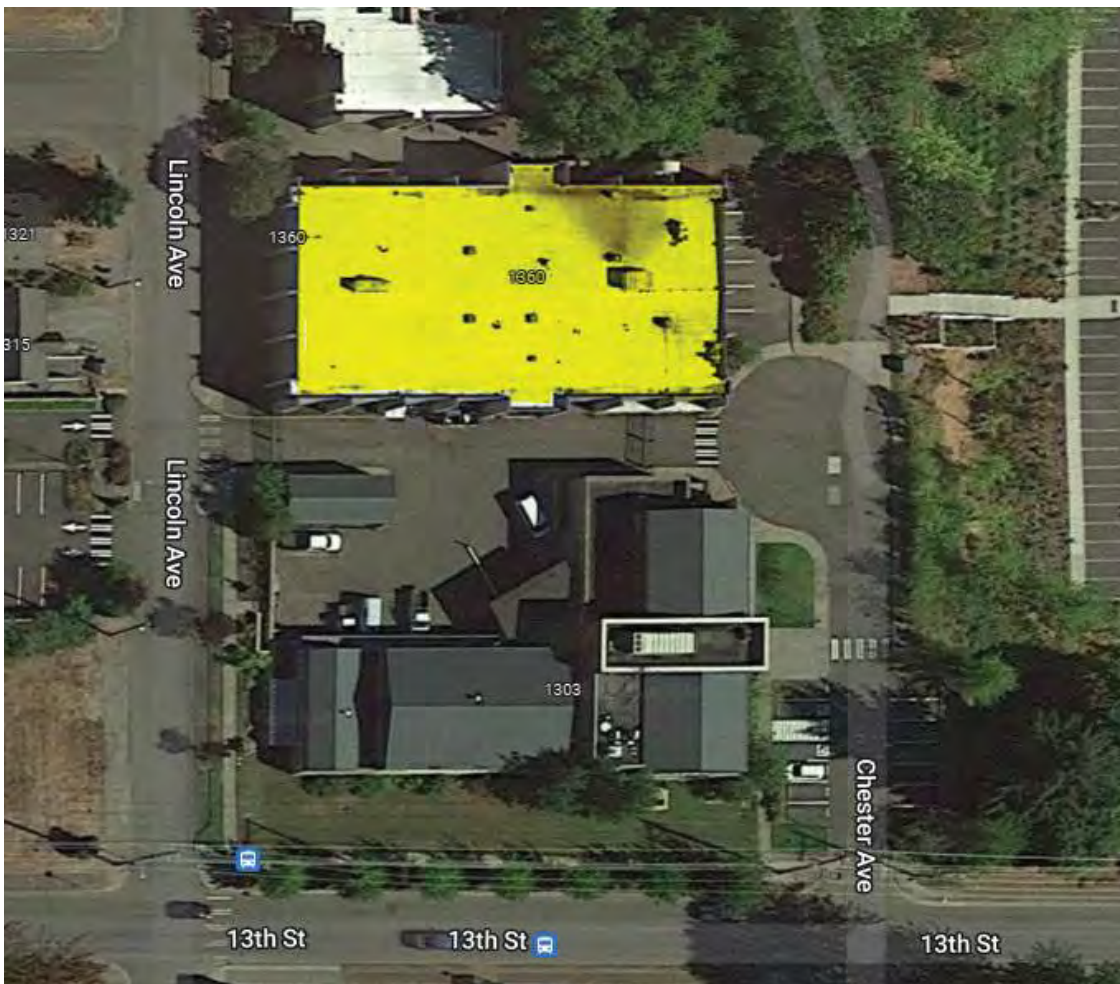

OLYMPIC COLLEGE

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 | Phone: 360-475-7100

Page 3



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

November 21, 2017

Mr. Patrick Sisneros
Vice President, College Services
Everett Community College
2000 Tower Street
Everett, WA 98201

In future correspondence please refer to:
Project Tracking Code: 2017-11-07968
Property: Everett Community College; 2000 Tower St, Everett
Re: Baker Hall and Monte Cristo Hall replacement; GEO 05-05 Review

Dear Mr. Sisneros:

The Washington State Department of Archaeology and Historic Preservation (DAHP) has been contacted on your behalf by Schreiber Sterling Whitehead Architects regarding demolition and replacement of Baker Hall and Monte Cristo Hall. Baker Hall was determined eligible for inclusion in the National Register of Historic Places through previous consultation with our office through our online database WISAARD. A determination of eligibility has not yet been completed for Monte Cristo Hall.

As a result of our review, it is our opinion that the project as proposed will have an adverse impact on a property eligible for listing in the National Register of Historic Places. We understand that this project is in the early planning phases and that design is still being developed. As currently proposed, the project will have an adverse impact. We highly encourage you to consider rehabilitation and expansion of one or both of the buildings to be demolished as an alternative to complete demolition.

Should you be unable to avoid demolition, we look forward to further consultation and the development of a Memorandum of Understanding (MOU). The MOU shall identify specific measures that when implemented will serve to mitigate the adverse impact on the property.

We would appreciate the opportunity to review and comment upon design of the proposed replacement building as design progresses, and look forward to working with you on avoiding, minimizing, or mitigating for 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,



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

cc: Wayne Doty, SBCTC
Brenda Misel, SSW Architects
Ross Whitehead, SSW Architects





2000 Tower Street • Everett, WA • 98201-1390 • 425.388.9100

November 15, 2017

Tulalip Tribes
Tulalip Board of Directors
Attn: Marie Zackuse
6406 Marine View Drive
Tulalip, WA 98271

Subject: Notice of project – Replacement of Baker Hall
Everett Community College

Dear Marie,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall located on our campus at 2000 Tower Street in Everett. The College is seeking capital funding to begin design of the replacement building in July of 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) for a determination of the Baker Hall's eligibility for listing on the National Register of Historic Places.

In addition, Everett 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 425-388-9026 or by e-mail at psisneros@everettcc.edu by December 1, 2017

Respectfully,

A handwritten signature in blue ink that reads "Pat Sisneros".

Pat Sisneros
Vice President, College Services



2000 Tower Street • Everett, WA • 98201-1390 • 425.388.9100

November 15, 2017

Port Gamble S'Klallam Tribe
Port Gamble S'Klallam Tribal Council
Attn: Jeromy Sullivan
31912 Little Boston Road NE
Kingston, WA 98346

Subject: Notice of project – Replacement of Baker Hall
Everett Community College

Dear Jeromy,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall located on our campus at 2000 Tower Street in Everett. The College is seeking capital funding to begin design of the replacement building in July of 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) for a determination of the Baker Hall's eligibility for listing on the National Register of Historic Places.

In addition, Everett 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 425-388-9026 or by e-mail at psisneros@everettcc.edu by December 1, 2017

Respectfully,

A handwritten signature in blue ink that reads "Pat Sisneros".

Pat Sisneros
Vice President, College Services



2000 Tower Street • Everett, WA • 98201-1390 • 425.388.9100

November 15, 2017

Stillaguamish Tribe of Indians
Stillaguamish Board of Directors
Attn: Shawn Yanity
PO Box 277
Arlington, WA 98223-7362

Subject: Notice of project – Replacement of Baker Hall
Everett Community College

Dear Shawn,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall located on our campus at 2000 Tower Street in Everett. The College is seeking capital funding to begin design of the replacement building in July of 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) for a determination of the Baker Hall's eligibility for listing on the National Register of Historic Places.

In addition, Everett 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 425-388-9026 or by e-mail at psisneros@everettcc.edu by December 1, 2017

Respectfully,

A handwritten signature in blue ink that reads "Pat Sisneros". The signature is fluid and cursive, with the first name "Pat" being particularly prominent.

Pat Sisneros
Vice President, College Services



2000 Tower Street • Everett, WA • 98201-1390 • 425.388.9100

November 15, 2017

Swinomish Indian Tribal Community
Swinomish Indian Senate
Attn: Brian Cladoosby
11404 Moorage Way
La Conner, WA 98257

Subject: Notice of project – Replacement of Baker Hall
Everett Community College

Dear Brian,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall located on our campus at 2000 Tower Street in Everett. The College is seeking capital funding to begin design of the replacement building in July of 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) for a determination of the Baker Hall's eligibility for listing on the National Register of Historic Places.

In addition, Everett 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 425-388-9026 or by e-mail at psisneros@everettcc.edu by December 1, 2017

Respectfully,

A handwritten signature in blue ink that reads "Pat Sisneros". The signature is fluid and cursive, with the first name "Pat" and last name "Sisneros" clearly legible.

Pat Sisneros
Vice President, College Services



2000 Tower Street • Everett, WA • 98201-1390 • 425.388.9100

November 15, 2017

Snohomish Tribe
Snohomish Tribe of Indians
Attn: The Honorable Michael didahaiqid Evans, Chair
9792 Edmonds Way, #267
Edmonds, WA 98020

Subject: Notice of project – Replacement of Baker Hall
Everett Community College

Dear Michael,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to replace Baker Hall located on our campus at 2000 Tower Street in Everett. The College is seeking capital funding to begin design of the replacement building in July of 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) for a determination of the Baker Hall's eligibility for listing on the National Register of Historic Places.

In addition, Everett 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 425-388-9026 or by e-mail at psisneros@everettcc.edu by December 1, 2017

Respectfully,

A handwritten signature in blue ink that reads "Pat Sisneros". The signature is fluid and cursive, with a long horizontal line extending to the right.

Pat Sisneros
Vice President, College Services



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

December 21, 2015

Ms. Diana Peeples
DES Engineering & Architectural Services
MS 41476
Olympia, WA 98504-1476

In future correspondence please refer to:
Log: 090815-04-DES
Property: Tacoma Community College Building Demolition
Re: No Historic Properties Affected

Dear Ms. Peeples:

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 (GEO 05-05). My review is based upon documentation contained in your communication.

We concur that no historic properties will be affected by the current project 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





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

November 2, 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: 2017-09-06986
Property: Wenatchee Valley College--Campus Improvements
Re: NOT Eligible

Dear Mr. Doty:

Recently, the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) had been contacted by RGU Architecture regarding the project referenced above. The above referenced property has been reviewed on behalf of the SHPO under provisions of Governor's Executive Order 05-05 (GEO 05-05). Our review is based upon documentation contained in the communication from RGU Architecture.

Research indicates that the properties impacted by the project, as proposed, are not currently listed in the Washington Heritage Register or National Register of Historic Places. This includes the following campus buildings:

Batjer Hall
Environmental and Refrigeration Systems building
Industrial Technology building, and
Sexton Hall.

As a result of our review, we concur with your determination that the referenced property is NOT ELIGIBLE for the National Register of Historic Places under criterion C. Our opinion is based upon documentation provided by RGU Architecture. As a result of our concurrence, further contact with DAHP on this matter is not necessary. However, if new information on the property becomes available and/or if the project scope of work or location 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. Should you have any questions, please feel free to contact me at (360) 586-3533 or russell.holter@dahp.wa.gov

Sincerely,

Russell Holter
Project Compliance Reviewer
Cc: Joyce Snyder (RGU Architecture)





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

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





December 18, 2017

RECEIVED

DEC 21 2017

DEPT. OF ARCHAEOLOGY &
HISTORIC PRESERVATION

Mr. Nicholas Vann
Department of Archaeology and Historic Preservation
PO Box 48343
Olympia, WA 98504-8343

Dear Mr. Vann,

Please find below the summary of the meeting held on September 7, 2017 at Shoreline Community College. This summary and agreement for future action fulfills the SBCTC's PRR requirements for Phase II and the DAHP's review toward submitting the initial funding request.

On September 7, 2017, Shoreline Community College hosted a meeting that also included the Department of Archaeology and Historic Preservation, the Department of Enterprise Services, and Schacht Aslani Architects. Those in attendance included:

Nicholas Vann	State Historical Architect (DAHP)
Russell Holter	Project Compliance Reviewer (DAHP)
Eric Aman	Principal (Schacht Aslani Architects)
Jonathan Martin	Project Manager (DES)
Stuart Trippel	Senior Executive Director and CFO (Shoreline)
Jason Francois	Director of Facilities and Capital Projects (Shoreline)

The intent of this meeting was to update DAHP representatives by discussing the status of upcoming capital projects on campus that support the institutional master plan and evolving program needs. The discussion focused on the following projects as they relate to DAHP purview:

Phase I- Health Sciences and Advanced Manufacturing Classroom Complex (HSAMCC) encompasses two buildings totaling 70,000 square feet, replacing five existing buildings (2400, 2500, 2600, 2700 and 2800). Preliminary communication with DAHP on this project occurred in 2014 during the initial project funding request and again in the winter of 2017 during predesign. As part of the communication during predesign, DAHP requested an updated site visit to understand the project prior to commencing schematic design with the intent of establishing a Memorandum of Understanding (MOU) that defines terms for development to mitigate adverse impact to the character and content of the SCC campus.

DAHP APPLICATION MATERIAL



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





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

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 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:

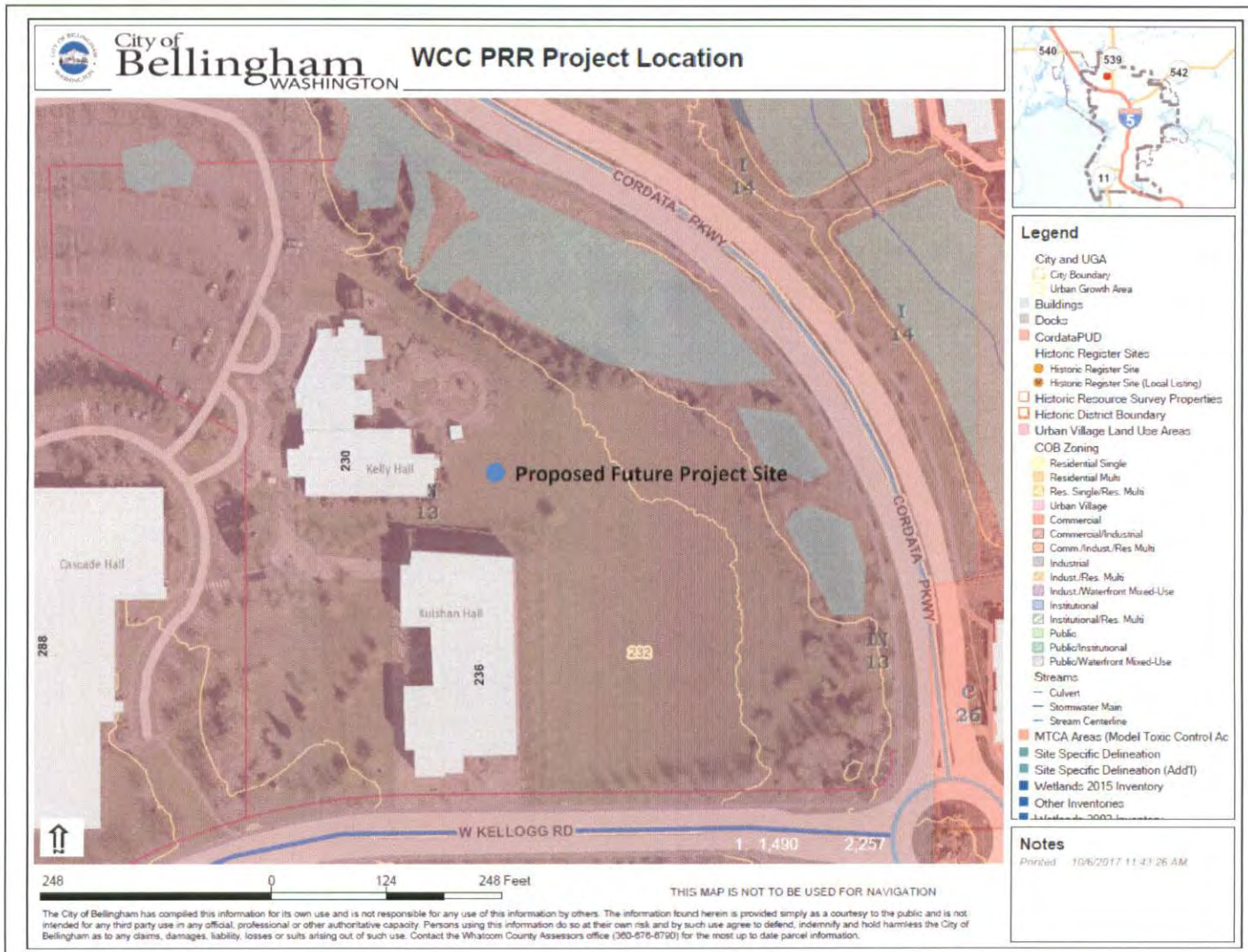
Township: T38N

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,

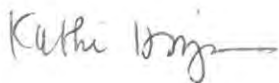
Pursuant to Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Whatcom Community College's intent to build a new 51,000 sq. ft. academic building on our main campus in Bellingham, Washington. The new facility will include instructional classrooms,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

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 & Operations, via email at 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:

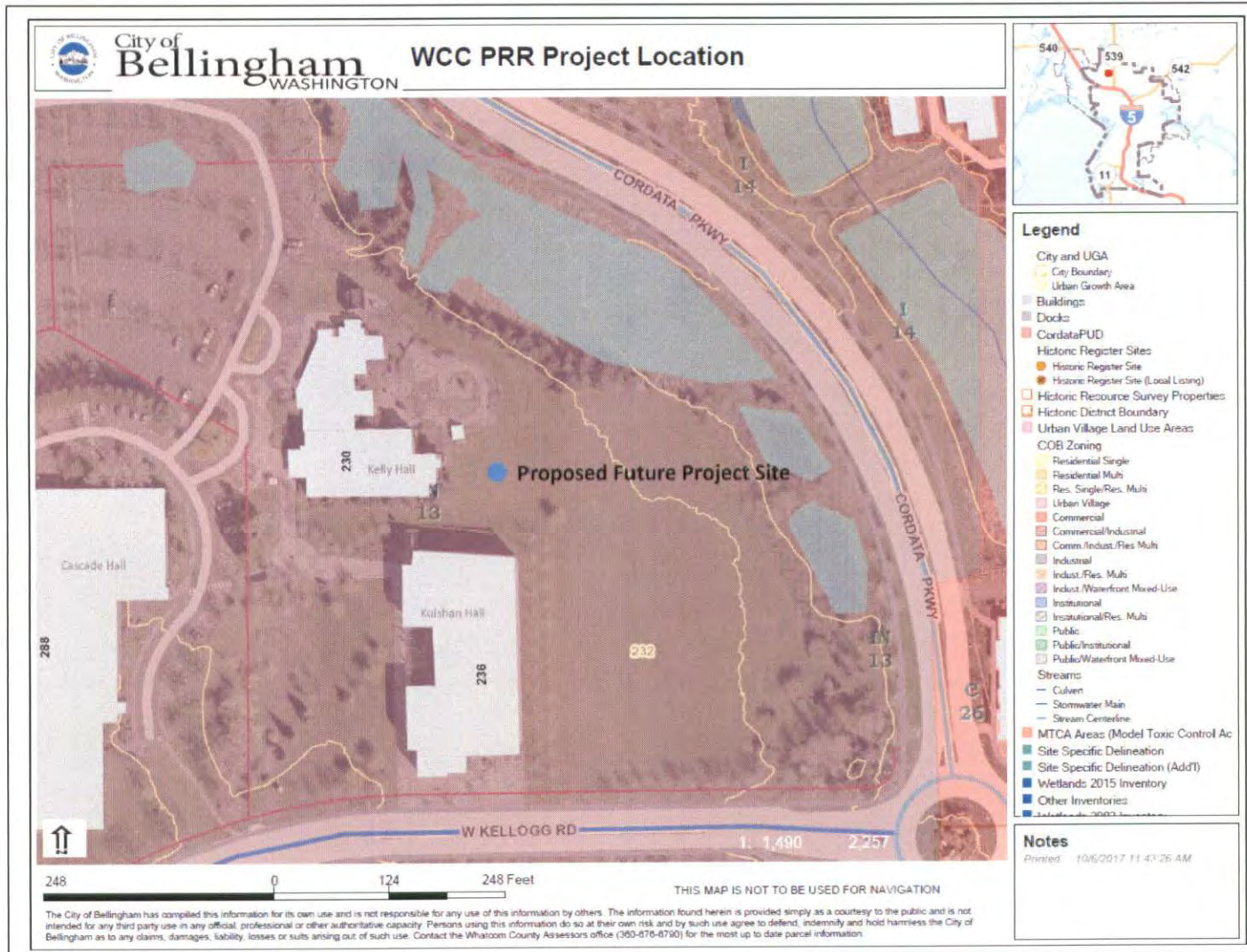
Township: T38N

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



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





November 20, 2017

The Honorable Michael Evans
Snohomish Tribe
11014 19th 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 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 23rd 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 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 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 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 by December 1, 2017.

Respectfully,

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

Terence Hsiao
Vice President of Administrative Services

ATTACHMENT 6.5

LEED v4 Checklist



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

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 68th 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,

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 68th 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 at your earliest convenience.

Respectfully,



Kevin McKay

VP for Finance and Operations



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 (DAHP) 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.

Sincerely,

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

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



6.4 DAHP AND TRIBAL REVIEW OF PROPOSED PROJECT



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 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.

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 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 20th 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 or 360-586-3073.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer

C: Wayne Doty, State Board of Community & Technical Colleges



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



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.

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,

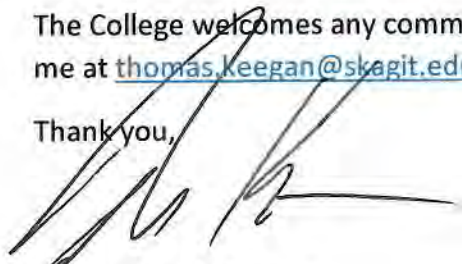
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library 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 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,

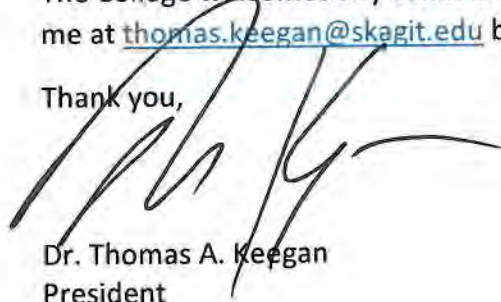
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library 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 by September 29, 2017.

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,

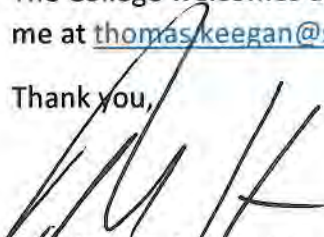
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library 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 by September 29, 2017.

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.

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 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,

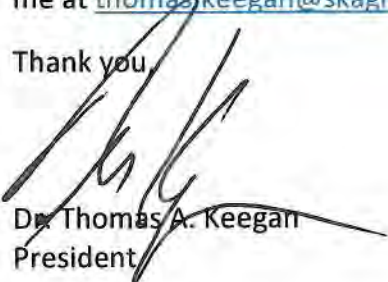
Pursuant to the Governor's Executive Order 0505 and out of respect to our local tribal communities, I am writing to inform you of Skagit Valley College's intent to replace the Norwood Cole Library building on the Mount Vernon campus. The College is again seeking funding to begin design of the new library in July of 2019, with the hope of beginning construction as early as summer of 2021.

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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 by September 29, 2017.

Thank you,



Dr. Thomas A. Keegan
President



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

December 19, 2017

Mr. Barry Holldorf
Director of Facilities & Operations
Highline College
PO Box 98000
Des Moines, WA 98198-9800

In future correspondence please refer to:
Project Tracking Code: 2017-12-08931
Property: Highline College - Buildings 6, 15, 16, 18
Re: "Welcome Center for Student Success" PRR

Dear Mr. Holldorf:

Thank you for contacting the State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. We have reviewed the materials you provided for this project. As a result of our review, it is our opinion that the project as proposed will have an adverse impact on several resources that have been determined eligible for listing in the National Register of Historic Places.

As a result of a previous historic survey, the subject Buildings (6, 15, 16, and 18) were all determined eligible for inclusion in the National Register of Historic Places as contributing resources to an eligible historic district at Highline College. As such, we highly recommend you consider alternatives to demolition of any or all of the structures in order to avoid any adverse impacts. Adaptive reuse of historic structures or infill development without demolition has successfully been executed on college and university campuses throughout the state and country for decades. There are many feasible alternatives to demolition that have not clearly been explored in order to avoid adverse impacts.

Should the proposed project proceed as currently planned, we look forward to further consultation and the development of a Memorandum of Understanding (MOU). The MOU shall identify specific measures that when implemented will serve to mitigate the adverse impacts on the property.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me at (360) 586-3079 or nicholas.vann@dahp.wa.gov.

Sincerely,

Nicholas Vann, AIA
Historical Architect

cc: Wayne Doty, SBCTC
Jennifer Meisner, King County HPP
Chris Moore, WA Trust
J. Todd Scott, King County HPP





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

December 4, 2017

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

Re: Clark College New Building Project
Log No.: 2017-11-07984-OFM

Dear Ms. Hake Misel;

Thank you for contacting our department pursuant to Executive Order 05-05 on behalf of Clark College. We have reviewed the materials you provided for the proposed Clark College New Building Project along Fort Vancouver Way, Vancouver, Clark County, Washington.

Given the area's landforms and environment that are sensitive for cultural resources in the area, we request a professional survey of the area proposed for ground disturbance.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive.

These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer conformance with Executive Order 05-05

Should additional information become available, our assessment may be revised. Thank you for the opportunity to comment on this project and we look forward to receiving the professional archaeological survey report.

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





November 19, 2017

The Honorable Earl Davis
Shoalwater Bay Tribe
P.O. Box 130
Tokeland, WA 98590

Subject: New Campus Instructional Building
Clark College

Mr. Davis,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Clark College's intent to replace Hanna, Hawkins and Foster Halls, all located on our campus at 1933 Fort Vancouver Way in Vancouver, WA. The College is seeking capital funding to begin design of the new replacement building 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 existing buildings' eligibility for listing on the National Register of Historic Places.

In addition, Clark 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 360-992-2123 or by e-mail at bwilliamson@clark.edu by the end of by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "B Williamson".

Bob Williamson
VP of Administrative Services

Clark College *The Next Step*



November 19, 2017

The Honorable Dave Burlingame
Cowlitz Indian Tribe
P.O. Box 2547
Longview, WA 98632

Subject: New Campus Instructional Building
Clark College

Mr. Burlingame,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Clark College's intent to replace Hanna, Hawkins and Foster Halls, all located on our campus at 1933 Fort Vancouver Way in Vancouver, WA. The College is seeking capital funding to begin design of the new replacement building 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 existing buildings' eligibility for listing on the National Register of Historic Places.

In addition, Clark 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 360-992-2123 or by e-mail at bwilliamson@clark.edu by the end of by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "B Williamson".

Bob Williamson
VP of Administrative Services

Clark College *The Next Step*



November 19, 2017

The Honorable Tony Johnson
Chinook Indian Nation
P.O. Box 368
Bay Center, WA 98527

Subject: New Campus Instructional Building
Clark College

Mr. Davis,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Clark College's intent to replace Hanna, Hawkins and Foster Halls, all located on our campus at 1933 Fort Vancouver Way in Vancouver, WA. The College is seeking capital funding to begin design of the new replacement building 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 existing buildings' eligibility for listing on the National Register of Historic Places.

In addition, Clark 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 360-992-2123 or by e-mail at bwilliamson@clark.edu by the end of by December 1, 2017.

Respectfully,

A handwritten signature in blue ink, appearing to read "B Williamson", with a stylized flourish at the end.

Bob Williamson
VP of Administrative Services

Clark College *The Next Step*

DAHP PROJECT: 2017-12-08778

Peninsula College Advanced Technology Center PRR - Building Q

PROJECT DETAILS

PROJECT

Setup

ACTIVITY #1

Resources

Activity #1: EZZ

Activity Resources

Please help us avoid duplicate records. Before you enter a new resource, use the search box to check for resources that are already in the database. Search by address, historic name, or Property #. Once the resource is added, click the (image of pencil icon) to view, edit, or add information.

ID	RESOURCE NAME	RESOURCE ADDRESS OR LOCATION	SHPO DETERMINATION
 Property #713520	University Center Building - Peninsula College	1502 E Lauridsen Blvd, Port Angeles, WA, 98362, USA	Determined Not Eligible
 Property #713609	Building Q - Automotive and Welding Shop - Peninsula College	1502 E Lauridsen Blvd, Port Angeles, WA, 98362, USA	Determined Not Eligible

1 - 2 of 2 results

Enter ID, name, or address to filter the above table

Refresh table

Clear



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

November 28, 2017

Ms. Karen Herndon
Assistant Director of Capital Projects
South Seattle Community College
6000 16th Ave SW
Seattle, WA 98106

In future correspondence please refer to:

Project Tracking Code: 2017-11-08253
Property: South Seattle College - Rainier Hall
Re: No Historic Properties Impacted

Dear Ms. Herndon

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Washington State Department of Archaeology and Historic Preservation (DAHP) regarding South Seattle College (SCC) - Rainier Hall. Schreiber Starling Whitehead Architects submitted a Historic Property Inventory (HPI) form for the building. From the HPI, we understand that Rainier Hall was constructed in 1975 and therefore one of the earlier buildings on the SSC campus. Being less than 50 years in age, Rainier Hall does not meet the 50 year minimum age threshold for eligibility to the National Register of Historic Places. However, based upon the photographs attached to the HPI, it is our opinion that with additional information and re-evaluation in a few years, Rainier Hall would likely meet National Register criterion C for the building representing a good and intact example of late 20th Century architectural trends as well as Criterion A for the building's role in post-World War II nationwide efforts to broaden access to higher educational and vocational opportunities in communities across the state.

Although technically not National Register eligible by reason of being less than 50 years in age, we recommend that for the purposes of the college's project planning and design purposes that SCC treat the building as if it were National Register eligible and work to retain to the extent feasible, as much of the building's existing character-defining features. To that end, we also recommend the following steps:

- Rehabilitation of the building using guidance and following recommended approaches as found in the Secretary of the Interior's Standards for Rehabilitation <https://www.nps.gov/tps/standards/rehabilitation.htm>.
- Feel free to contact DAHP's Historical Architect Nicholas Vann (Nicholas.Vann@dahp.wa.gov) for his courtesy review and comments as to project plans.

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 or russell.holter@dahp.wa.gov.

Sincerely,



Russell Holter
Project Compliance Reviewer

Cc: Wayne Doty (SBCTC)



November 29, 2017

Duwamish Tribe

Attn: Cecile Hansen, Chairwoman
4705 West Marginal Way SW
Seattle, WA 98106-1514

Subject: Rainier Hall Renovation
South Seattle College

Dear Chairwoman Hansen,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of South Seattle College's intent to renovate and expand the Rainier Hall located on our campus at 6000 16th Avenue SW in Seattle. 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 of 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, South Seattle 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 (206) 934-6427 or by e-mail at Eric.Steen@SeattleColleges.edu by December 10, 2017 if possible.

Respectfully,



Eric Steen
Director of Facilities & Plant Operations



November 29, 2017

Muckleshoot Indian Tribe

Attn: Laura Murphy, Archaeologist, Cultural Resources
39015 172nd Avenue SE
Auburn, WA 98092

Subject: Rainier Hall Renovation
South Seattle College

Dear Ms. Murphy,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of South Seattle College's intent to renovate and expand the Rainier Hall located on our campus at 6000 16th Avenue SW in Seattle. 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 of 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, South Seattle 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 (206) 934-6427 or by e-mail at Eric.Steen@SeattleColleges.edu by December 10, 2017 if possible.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Eric Steen', with a horizontal line extending to the right.

Eric Steen
Director of Facilities & Plant Operations



November 29, 2017

Puyallup Tribe

Attn: Brandon Reynon, Cultural Resources
3009 East Portland Avenue
Tacoma, WA 98404

Subject: Rainier Hall Renovation
South Seattle College

Dear Mr. Reynon,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of South Seattle College's intent to renovate and expand the Rainier Hall located on our campus at 6000 16th Avenue SW in Seattle. 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 of 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, South Seattle 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 (206) 934-6427 or by e-mail at Eric.Steen@SeattleColleges.edu by December 10, 2017 if possible.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Eric Steen', with a horizontal line extending to the right.

Eric Steen
Director of Facilities & Plant Operations

November 29, 2017

Steilacoom Indian Tribe

Attn: Danny K. Marshall, Chair
1515 Lafayette Street,
Steilacoom, WA 98388

Subject: Rainier Hall Renovation
South Seattle College

Dear Chairman Marshall,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of South Seattle College's intent to renovate and expand the Rainier Hall located on our campus at 6000 16th Avenue SW in Seattle. 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 of 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, South Seattle 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 (206) 934-6427 or by e-mail at Eric.Steen@SeattleColleges.edu by December 10, 2017 if possible.

Respectfully,



Eric Steen
Director of Facilities & Plant Operations



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

September 5, 2017

Mr. Stephen J. Starling
Schreiber Starling Whitehead Architects
901 Fifth Avenue, Suite 3100
Seattle, Washington 98164

Re: Seattle Central College Broadway Performance Hall Project
Log No.: 2017-09-06373-OFM

Dear Mr. Starling;

Thank you for contacting our Department pursuant to Executive Order 05-05. We have reviewed the information you provided for the proposed Seattle Central College Broadway Performance Hall Project, Seattle, King County, Washington.

We concur with a Determination of No cultural resource impacts.

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive.

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 tribes 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,

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



Stephen Starling

From: Vann, Nicholas (DAHP) <nicholas.vann@dahp.wa.gov>
Sent: Tuesday, September 05, 2017 8:40 AM
To: Stephen Starling; Whitlam, Rob (DAHP); Holter, Russell (DAHP)
Cc: Ernevad, David; Brenda Misel
Subject: RE: DAHP Compliance for Seattle Central College Project

Stephen,

The property was de-listed from the National Register in 1990, so it is not eligible. Though you can see some vestiges of the original Broadway High School, a majority of the original structure is gone and the interior was completely gutted for the 1976 remodel.

Using the map and search functions in WISAARD, you should be able to find the NR nomination and the inventory form.

Thanks,
Nick

Nicholas Vann, AIA | State Historical Architect
360.586.3079 (d) | 360.628.2170 (c) | nicholas.vann@dahp.wa.gov

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

 please consider the environment before printing this email

My weekly hours are 7am - 5pm, Mon-Thurs
Like [DAHP on Facebook!](#)

From: Stephen Starling [mailto:starling@sswarchitects.com]
Sent: Friday, September 01, 2017 10:29 AM
To: Whitlam, Rob (DAHP); Holter, Russell (DAHP); Vann, Nicholas (DAHP)
Cc: Ernevad, David; Brenda Misel
Subject: DAHP Compliance for Seattle Central College Project

Mr's. Whitlam, Holter, and Vann,

Seattle Central College is requesting capital funding for the renovation of the Broadway Performance Hall at 1625 Broadway, Seattle WA. 98122. We are seeking DAHP Review.

Please find attached the EZ 1 form.

I've used the database for EZ 2 and the search engine report no findings.

Do we need to submit the EZ 3 form? Please note, that at this time, we are only seeking funding. Answers to the EZ 3 from questions are still several years away. The building will be more than 45 years old at time it is funded (belived to be in the 19-21 state biennium at the absolute earliest.

Please let me know if you have any questions.

Stephen J. Starling AIA, PRINCIPAL
Schreiber Starling Whitehead Architects
901 Fifth Avenue, Suite 3100
Seattle, WA 98164
o: 206.682.8300
c: 206.755.3553



November 15, 2017

The Honorable JoDe Goudy
Yakama Nation
PO Box 151
Toppenish, WA 98948

Subject: Broadway Performance Hall - Renovation
Seattle Central College

Mr. Goudy

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal community, I am writing to inform you of Seattle Central College's intent to renovate the Broadway Performance Hall located on our campus at 1625 Broadway in Seattle. 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. If funding is secured, we will also be submitting the project for Landmarks Nomination with the City of Seattle Landmarks Board.

In addition, Seattle Central 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 206-934-6931 or by e-mail at David.Ernevad@seattlecolleges.edu by the middle of December 2017 if possible.

Respectfully,

David Ernevad
Director of Capital Projects and Environmental Safety



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

November 7, 2019

Mr. Jeffrey Morrow
Assistant Director, Facility Operations
Yakima Valley College

In future correspondence please refer to:
Project Tracking Code: 2019-10-08265
Re: Yakima Valley College Kendall Hall Replacement

Dear Mr. Morrow:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of correspondence from RGU Architecture and Planning regarding the Kendall Hall Replacement project. 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).

Pre-design and design phases of construction projects are exempt from GEO 05-05 review; however, DAHP always strongly encourages the consideration of cultural resources during these phases in order to avoid and minimize potential impacts. Should the construction phase of this project become obligated with Washington State Capital funding, DAHP will request that Historic Property Inventory forms (HPIs) be completed for both Kendall Hall and the Prior Building in order to have the cultural resource effort be considered commensurate with the level of the work proposed. The HPIs must be completed by a cultural resource professional; we highly encourage the College seek out a professional meeting the Secretary of the Interior Qualification Standards for Architectural History: https://www.nps.gov/history/local-law/arch_stnds_9.htm. Each form should be used to evaluate the buildings' eligibility for listing in the National Register of Historic Places under all four criteria and seven aspects of integrity, both as individual historic properties, as well as potential contributing resources to a potential campus-wide historic district, should one be present.

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,

Holly Borth



DAHP USE ONLY

Date Received:

DAHP Log #:

Reviewer(s):

ARCHY BEU



EZ-1 B1M
Request for Governor's Executive Order
21-02 (GEO 21-02) projects

GEO 2102

New Consultation? YES NO ADDITIONAL INFORMATION PER REQUEST

SECTION 1: PROJECT INFORMATION

Project Title: **Student & Family Support Center**

Property Name: **Everett Community College**

Project Address: **1001 N BROADWAY**

City / State / Zip: **Everett / WA / 98201** County: **Snohomish** Township / Range / Section: **17 / 29 / 05**

Questions? Contact DAHP at 2102@dahp.wa.gov or 360-3065. You may also find answers to your questions online at www.dahp.wa.gov/2102. Provide 1-2 sentence summary of the project.

This project entails the construction of a new two-story Student & Family Support Center located on the Everett Community College East Campus.

SECTION 2: PROJECT DESCRIPTION

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

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

Does the project involve any properties determined eligible for listing in the National Register of Historic Places? YES NO NOT SURE Washington Heritage NOT SURE

Is the building, structure or site already recorded in WISAARD? YES NO NOT SURE If Yes, what is the Property ID # or Section? **T29-0N R5-0E S17** [!] 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 this project? YES NO NOT SURE If Yes, what Federal Agency?

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

SECTION 3: STATE AGENCY INFORMATION

State Agency: **Everett Community College** Grant / Loan Name: **N/A** Direct Appropriation?

Contact Person: **Patrick Sisneros** Phone: **425.388.9026** e-mail: **psisneros@everettcc.edu**

Funding biennium? **2023-2025** Requested grant/loan amount: **N/A** Total project amount: **\$16,800,000**

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

Submitter Name: **Eduardo Pichardo** Submitter Organization: **SSW Architects**

Submitter Address: **901 5th Ave #3100** City / State / Zip: **Seattle / WA / 98164**

Submitter Phone: **(206) 282-2000** Submitter e-mail: **pichardo@sswarchitects.com**

SECTION 5: ATTACHMENTS

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

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

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

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

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

DAHP DETERMINATION (DAHP USE ONLY)

EXEMPT from GEO 21-02 review.

There are **NO HISTORIC PROPERTIES** impacted by the proposed project.

The project will have **NO ADVERSE IMPACT** on historic properties.

The project will have an **ADVERSE IMPACT** on historic properties.

DAHP PROJECT INFORMATION in order to complete review (see attached).

SURVEY REQUIRED **IDP REQUIRED**

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 6: ADD'L PROJECT INFORMATION

NOTE: To save this file for my use, I must fill it out in

Adobe Acrobat Reader. In Reader choose File > Print and choose Adobe PDF as the printer. The file will save to your computer. or use the PRINT to PDF function in

Please be aware that this form may only initiate 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:

The Student & Family Support Center project is envisioned as a 27,500 square foot building located at the Everett Community College East Campus. This project is a multifaceted support facility aimed at vulnerable populations to make their education more attainable. The program of the building include a Family Support Center, Student Services and Basic Skills Lab.

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

The existing site is developed as a parking lot in the college campus.

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

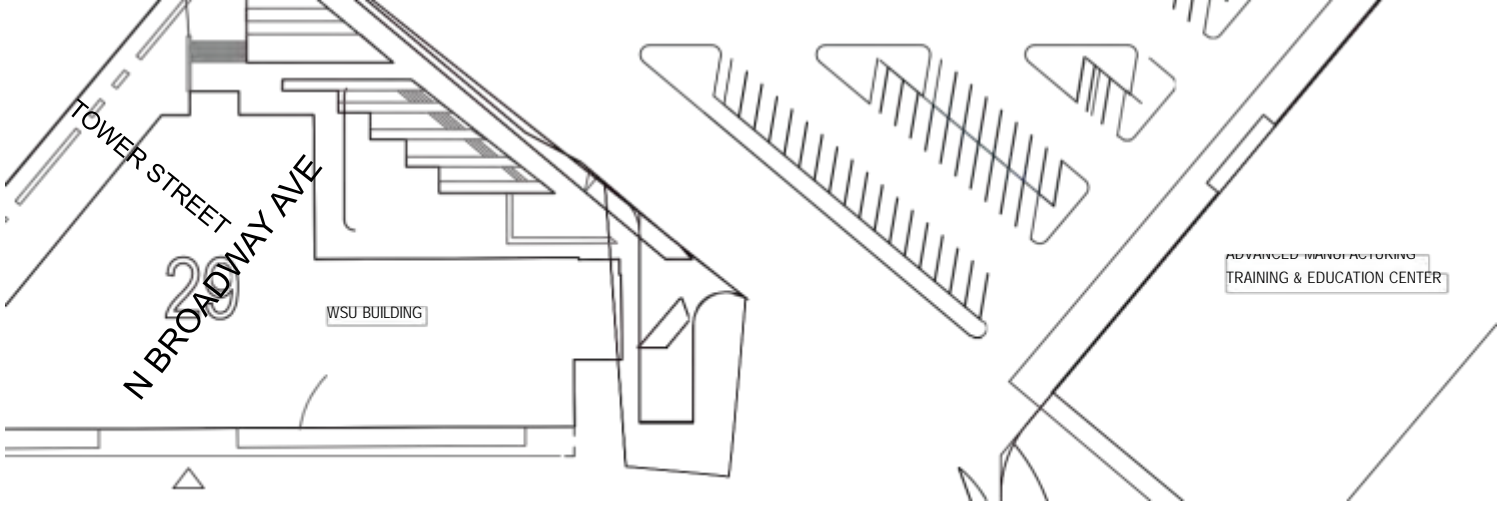
Ground disturbance will be required for construction of the new building.

New construction ground disturbance will include excavation to extend utilities to the new building and to install new building foundations. The new building footprint is 14,000 sf and the approximate excavation depth is 6-8 feet.

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





Site Plan - Proposed Construction

**Muckleshoot Indian Tribe
Attn: Jaison Elkins
39015 172nd Avenue SE
Auburn, WA 98092**

**Subject: Student & Family Support Center
Everett Community College**

Dear Jaison Elkins

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design could occur as early as 2023-2025 and would be contingent on selection for funding and timelines by the State of Washington.

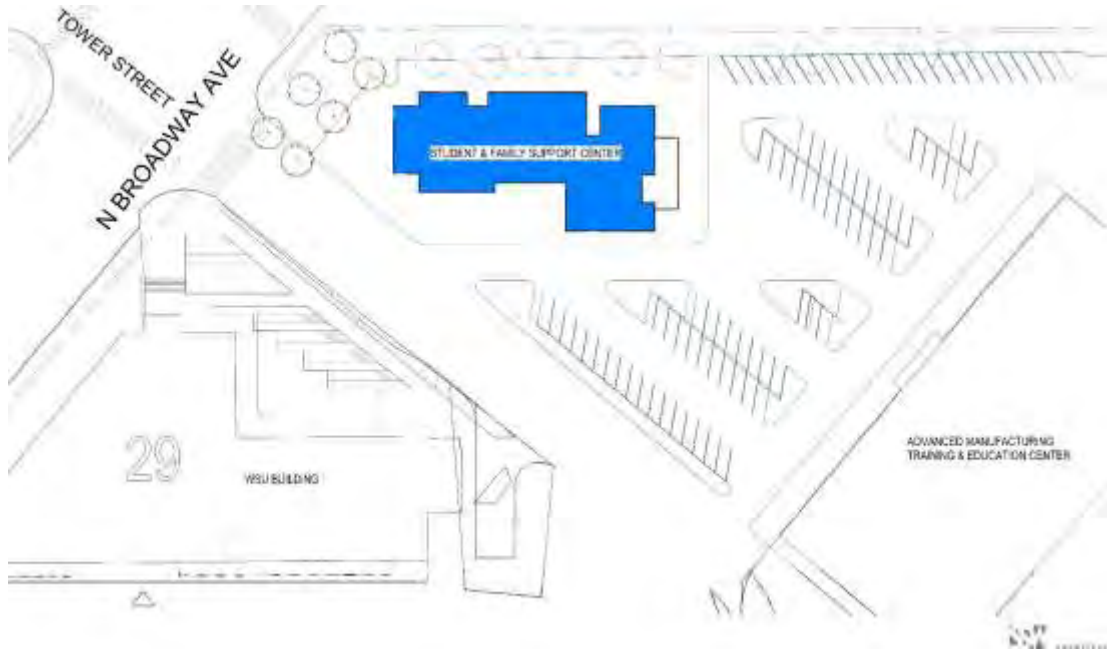
We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) for a determination of the existing buildings/site eligibility for listing on the National Register of Historic Places.

In addition, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,

December 1, 2021



 Progress: s:1, Plan
Date: 12/1/2021
Project: STUDENT & FAMILY SUPPORT CENTER

SCHREIBER
STARLING
WHITEHEAD

Campus plan with anticipated location of the Student & Family Support Center

Patrick Sisneros

Patrick Sisneros
Vice President of College Services

December 1, 2021

**Samish Indian Nation
Attn: Tom Wooten
2918 Commercial Ave.
Anacortes, WA 98221**

**Subject: Student & Family Support Center
Everett Community 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 Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

December 1, 2021

**Sauk-Suiattle Tribe
Attn: Norma Joseph
5318 Chief Brown Lane
Darrington, WA 98241**

**Subject: Student & Family Support Center
Everett Community College**

Dear Norma Joseph

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

December 1, 2021

**Snoqualmie Indian Tribe
Attn: Robert de los Angeles
P O Box 969
Snoqualmie, WA 98065**

**Subject: Student & Family Support Center
Everett Community 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 Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

December 1, 2021

**Stillaguamish Tribe of Indians
Attn: Shawn Yanity
3310 Smokey Point Drive
PO Box 277
Arlington, WA 98223-0277**

**Subject: Student & Family Support Center
Everett Community College**

Dear Shawn Yanity

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

December 1, 2021

**Suquamish Tribe
Attn: Leonard Forsman
PO Box 498
Suquamish, WA 98392-0498**

**Subject: Student & Family Support Center
Everett Community College**

Dear Leonard Forsman

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

December 1, 2021

**Swinomish Indian Tribal Community
Attn: Steve Edwards
11430 Moorage Way
La Conner, WA 98257-8707**

**Subject: Student & Family Support Center
Everett Community 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 Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

December 1, 2021

**Tulalip Tribes
Attn: Teri Gobin
6406 Marine Drive
Tulalip, WA 98271**

**Subject: Student & Family Support Center
Everett Community 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 Everett Community College's intent to pursue capital funding for a major capital project on our campus. The College is seeking funding of a new Student and Family Support Building. The following pages include campus plans showing the extent of proposed site development.

Project design 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, Everett 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 206-682-8300 or by e-mail at psisneros@everettcc.edu at your earliest convenience.

Respectfully,



**Patrick Sisneros
Vice President of College Services**

DAHP USE ONLY

Date Received: 11/23/2021

DAHP Log #: 2021-12-08315

Reviewer(s): RW & HB

ARCHY 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.

SECTION 1: PROJECT INFORMATION

Project Title: **TCC Student Support Center PRR**

Property Name: **Tacoma Community College**

Project Address: **6501 South 19th Street**

City / State / Zip: **Tacoma, WA** County: **Pierce** Township / Range / Section: **T20R02E02**

Provide 1-2 sentence summary of the project.
 Replace buildings 8, 19, L1 and L2 with a 3-story, approximately 52,000gsf Student Support Center building on the campus of Tacoma Community College.

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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource. *Contact DAHP

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 If Yes, what is the Property ID # or Site #? **T20R02E02**

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: **Tacoma Community College** Grant / Loan Program Name: **none** Direct Appropriation?

Contact Person: **Patty McCray-Roberts** Phone: **253 566 5050** e-mail: **pmccray-roberts@tacomacc.edu**

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

SECTION 4: CONTACT INFORMATION

Submitter Name: **Todd Olson** Submitter Organization: **McGranahan Architects**

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

Submitter Phone: **253 383 3084** Submitter e-mail: **todd.olson@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)

EXEMPT from GEO 21-02 review.

There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

The project will have **NO ADVERSE IMPACT** on historic properties.

The project will have an **ADVERSE IMPACT** on historic properties.

DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

SURVEY REQUIRED IDP REQUIRED

MONITORING REQUIRED

Holly
 DAHP REVIEWER
 12/6/2021
 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 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:

Replace buildings 8, 19, L1 and L2 with a 3-story, approximately 52,000gsf Student Support Center building on the campus of Tacoma Community College.

The Student Support Center will provide core retention services such as academic and career advising with critical services to support marginalized communities, veterans, and all students' basic needs. The new building will improve campus climate by providing a sense of belonging and increasing the use of critical resources by students in need, leading to higher retention and graduation rates.

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

The Student Support Center will be located on the current building 8 site, along the western side on the campus. Buildings to be demolished under this project:

Building 8 is a single story building, approximately 9,553 gsf, built in 1965.

Building 19 is a two story building, approximately 36,639 gsf, built in 1975.

Building L1 and L2 are identical single story buildings, each approximately 2,194 gsf, built in 1966.

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

The proposed building site slopes from east to west, with the lowest floor level requiring minor cut into the existing grade. Construction of the new building will require structural footings which are anticipated to be +/- 6'-0" below grade. Final slopes around building will conform to existing conditions.

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



Student Support Center PRR

Tacoma Community College

McGranahan Architects

Existing Structure Photos



BUILDING 8 – West elevation BUILDING 8 – East elevation



BUILDING 19 – West elevation (North) BUILDING 19 – West elevation (South)

Student Support Center PRR

Tacoma Community College

McGranahan Architects

Existing Structure Photos



BUILDING L2 / BUILDING L1 SIMILAR BUILDING L2 / BUILDING L1 SIMILAR



ATTACHMENT 6.4 DAHP and Tribal Review

DAHP Review

DAHP has been provided with EZ forms and submittals per Executive Order 21-02. The project as proposed was determined by DAHP to have NO HISTORIC PROPERTIES IMPACTED by the project.

The following pages include:

- DAHP Letter of Notice

Tribal Review

A copy of the attached letter was sent to the cultural resources' representative at each the following recognized Tribes.

- Muckleshoot Indian Tribe
- Samish Indian Nation
- Snoqualmie Indian Tribe
- Squaxin Island Tribe
- Stillaguamish Tribe of Indians
- Suquamish Tribe
- Tulalip Tribes

To date, RTC has not received any comments or concerns.

DAHP USE ONLY
Date Received: 11/24/2021
DAHP Log #: 2021-12-08415
Reviewer(s): RW & HB
<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.

SECTION 1: PROJECT INFORMATION

Project Title: Trade and Industries Building Replacement	<i>Provide 1-2 sentence summary of the project.</i>
Property Name: Renton Technical College <small>if applicable</small>	Demolish existing Renton Technical College Trade and Industries instructional building and build a replacement Trade and Industries instructional building near the same location.
Project Address: 3000 NE 4th St	
City / State / Zip: Renton, WA 98056	County: King
	Township / Range / Section: <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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource. *Contact DAHP

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 #? **T23-0N R5-0E S09** **[!] 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: **Washington State DES E&AS** Grant / Loan Program Name: _____ Direct Appropriation?

Contact Person: **Ariel Birtley** Phone: **360-628-2823** e-mail: **Ariel.Birtley@des.wa.gov**

Funding biennium? **2023-2025** Requested grant / loan amount: **\$42,800,000.00** Total project amount: **\$42,800,000.00**

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: **Mary Jo Lux** Submitter Organization: **SSW Architects**

Submitter Address: **901 5th Ave, No. 3100** City / State / Zip: **Seattle, WA 98164**

Submitter Phone: **206-682-8300** Submitter e-mail: **lux@sswarchitects.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 ADVERSE IMPACT on historic properties.	 DAHP REVIEWER 12/9/2021 DATE
<input checked="" type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT 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:

The Renton Technical College Trade and Industries instructional building has become an outdated building for instruction for the college. The college will demolish the existing Trade and Industries building and build a replacement Trade and Industries building at or near the same location. The existing building is a 26,000 sf single-story building. The proposed replacement building will be an approximately 70,000 sf two-story building built on grade. The project will include utility upgrades and site amenities such as paving and landscaping on site but no new roads or parking are expected.

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

The existing Trade and Industries instructional building was built in 1966 (55 years old). It is located on the south end of the Renton Technical College campus. To the north of the building are campus buildings E and F. To the east of the building is a large parking lot, to the south a smaller parking area and a major arterial road. To the west of the building are campus building B and G. The land around the building is landscaped, developed, and maintained by surface water collection systems.

For this project the existing Trade and Industries building will be demolished. The building will be inspected for hazardous materials and any materials found will be abated before demolition. Vehicle and pedestrian access may be rerouted for the areas adjacent to the building during demolition and construction.

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

The total project site area is approximately two acres. Full site development is expected on the southwestern portion of the college campus. Depth of ground disturbing activities is expected to be 6-8 feet but may vary depending on design, utility locations and soil conditions. Existing structures and site development will be removed and the area restored with landscaping.

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





RENTON
TECHNICAL
COLLEGE®

3000 NE 4th St.
Renton, WA 98056-4123

(425) 235-2352
RTC.EDU

November 23, 2021

The Honorable Jaison Elkins, Chair
Muckleshoot Indian Tribe
39015 172nd Avenue SE
Auburn, WA 98092

Subject: Trade and Industries Building Replacement
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 our campus at 3000 NE 4th St. Renton, WA 98056. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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.

Respectfully,

A handwritten signature in black ink, appearing to read "Jacob Jackson".

Jacob Jackson
Interim Vice President of Administration & Finance



June 4, 2019

Mr. John Heinley
Office of Superintendent of Public
Instruction 600 Washington St SE,
Olympia, WA 98504

Re: CBC Gym Project
Log No.: 2019-05-03920-OSPI

Dear Mr. Heinley;

We have been contacted by Ms. Lauri Uhrich, representing Columbia Basin College, pursuant to Executive Order 05-05. We have reviewed the information she provided for the proposed CBC Gym Project, Pasco, Franklin County, Washington.

We concur with the determination of no cultural resource impacts with stipulation for adherence to an Inadvertent Discovery Plan (IDP).

We would appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under EX05-05.

In the event that archaeological or historic materials are discovered during project activities, work in the immediate vicinity must stop, the area secured, and this department and the consulted tribal governments 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 'R. Whitlam', is written over a light blue rectangular background.

Robert G. Whitlam, Ph.D.
State Archaeologist (360) 586-3080
email: 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

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? 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: _____ Grant / Loan Program Name: _____ 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**

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)

EXEMPT from GEO 21-02 review.

There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

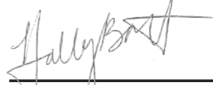
The project will have **NO ADVERSE IMPACT** on historic properties.

The project will have an **ADVERSE IMPACT** on historic properties.

DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

SURVEY REQUIRED IDP REQUIRED

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 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**



November 15,
2021

Mr. Craig
Grossinger South
Seattle College
6737 Corson Avenue
South Seattle,
Washington 98108

RE: Georgetown Campus BLDG B Replacement
Project Wisaard #: 2021-11-07810-COMM

Dear Ms. Lane;

We were contacted by Mr. Mitch Kent, representing McGranhan Architects, pursuant to Executive Order 21-02. We have reviewed the information he provided for the proposed Georgetown Campus BLDG B Replacement Project, Seattle, King County, Washington.

We concur with a recommendation of no cultural resource impacts with a stipulation for an unanticipated discovery plan.

Please provide your letter of delegation and please provide the correspondence or comments from concerned tribes or other parties that you receive as consultations are conducted under EX 21-02.

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 tribes and this department notified pursuant to RCW 27.44. and RCW 27.53.

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 '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

DAHP USE ONLY
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: Student Success Center	Provide 1-2 sentence summary of the project. Remove existing Bates Technical College Early Childhood Learning Center portable buildings and build a two-story Student Success Center building on the same site.	
Property Name: Bates Technical College <small>if applicable</small>		
Project Address: 2201 S. 78th St.		
City / State / Zip: Tacoma, WA 98409	County: Pierce	Township / Range / Section: <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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource. *Contact DAHP

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 #? **T20-0N R3-0E S30** **[!] 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: **Bates Technical College** Grant / Loan Program Name: **N.A.** Direct Appropriation?

Contact Person: **Dee Nelons** Phone: **253-680-7389** e-mail: **dnelons@batestech.edu**

Funding biennium? **2023-2025** Requested grant / loan amount: **\$N.A.** Total project amount: **\$21,000,000**

SECTION 4: CONTACT INFORMATION

If different from State Agency contact person.

Submitter Name: **Ross Whitehead** Submitter Organization: **SSW Architects**

Submitter Address: **901 5th Ave, No. 3100** City / State / Zip: **Seattle, WA 98164**

Submitter Phone: **206-682-8300** Submitter e-mail: **whitehead@sswarchitects.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 GEO21-02 review.	<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.	DAHP REVIEWER _____ DATE _____
<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT 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:

Our proposed project seeks to construct a new 22,000 sf, two-story, on grade campus building with adjacent parking. On the existing site, the college will remove three deficient portable buildings. The project will include utility upgrades and site amenities such as parking, paving, and landscaping on site but no new roads are expected.

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

The existing site is a developed location on the South Campus of Bates Technical College. It is level, has a small amount of landscaping, and parking. On the site are three portable buildings installed in 1997. For this project the existing portable buildings will be removed. No hazardous materials are suspected in these buildings. Vehicle and pedestrian access will be rerouted during demolition and construction for the areas adjacent to the new building.

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

The total project site area is approximately 80,000 sf. Full site development is expected on the southwestern portion of the college campus. Depth of ground disturbing activities is expected to be 6-8 feet but may vary depending on design, utility locations and soil conditions. Existing structures and site development will be removed and the area restored with landscaping.

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



Bates Technical College PRR and Master Plan Update
Conceptual Site Plan for ECEC and Student Services Building

12/02/21
1" = 50'-0"



December 7, 2021

The Honorable Jaison Elkins, Chair
Muckleshoot Indian Tribe
39015 172nd Avenue SE
Auburn, WA 98092

Subject: Student Success Center
Bates 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 Bates Technical College's intent to construct a new instructional building on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Bates 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 253-680-7123 or by e-mail at nlutes@batestech.edu.

Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

Central/Mohler Campus: 2320 S. 19th St., Tacoma WA 98405 - 253.680.7603

Downtown Campus: 1101 S. Yakima Ave., Tacoma WA 98405 - 253.680.7000

South Campus: 2201 S. 78th St., Tacoma WA 98409 - 253.680.7400

Bates Technical College is an equal opportunity and non-discriminatory employer and educational institution.



December 7, 2021

The Honorable Willie Frank III, Chair
Nisqually Indian Tribe
Tribal Historic Preservation Office
4820 She-Nah-Num Drive SE
Olympia, WA 98513-9105

Subject: Student Success Center
Bates Technical College

Mr. Frank III,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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If you have any comments or concerns regarding this matter, please direct them to me by phone at 253-680-7123 or by e-mail at nlutes@batestech.edu.

Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

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December 7, 2021

The Honorable David Bean, Chair
Puyallup Tribe of Indians
3009 East Portland Ave
Tacoma WA 98404

Subject: Student Success Center
Bates Technical College

Mr. Bean,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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 253-680-7123 or by e-mail at nlutes@batestech.edu.

Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

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December 7, 2021

The Honorable Tom Wooten, Chairman
Samish Indian Nation
2918 Commercial Ave.
Anacortes, WA 98221

Subject: Student Success Center
Bates 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 Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

Central/Mohler Campus: 2320 S. 19th St., Tacoma WA 98405 - 253.680.7603

Downtown Campus: 1101 S. Yakima Ave., Tacoma WA 98405 - 253.680.7000

South Campus: 2201 S. 78th St., Tacoma WA 98409 - 253.680.7400

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December 7, 2021

The Honorable Robert de los Angeles
Snoqualmie Indian Tribe
P O Box 969
Snoqualmie, WA 98065

Subject: Student Success Center
Bates 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 Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

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December 7, 2021

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

Subject: Student Success Center
Bates 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 Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Bates 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 253-680-7123 or by e-mail at nlutes@batestech.edu.

Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

Central/Mohler Campus: 2320 S. 19th St., Tacoma WA 98405 - 253.680.7603

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South Campus: 2201 S. 78th St., Tacoma WA 98409 - 253.680.7400

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December 7, 2021

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

Subject: Student Success Center
Bates 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 Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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 253-680-7123 or by e-mail at nlutes@batestech.edu.

Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

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December 7, 2021

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

Subject: Student Success Center
Bates Technical College

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 Bates Technical College's intent to construct a new instructional building located on our South Campus at 2201 S. 78th St., Tacoma, WA 98409. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Bates 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 253-680-7123 or by e-mail at nlutes@batestech.edu.

Respectfully,



Nicholas A. Lutes
Vice President, Finance and Administration Services

BatesTech.edu

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South Campus: 2201 S. 78th St., Tacoma WA 98409 - 253.680.7400

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November 2, 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: 2017-09-06986
Property: Wenatchee Valley College--Campus Improvements
Re: NOT Eligible

Dear Mr. Doty:

Recently, the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) had been contacted by RGU Architecture regarding the project referenced above. The above referenced property has been reviewed on behalf of the SHPO under provisions of Governor's Executive Order 05-05 (GEO 05-05). Our review is based upon documentation contained in the communication from RGU Architecture.

Research indicates that the properties impacted by the project, as proposed, are not currently listed in the Washington Heritage Register or National Register of Historic Places. This includes the following campus buildings:

- Batjer Hall
- Environmental and Refrigeration Systems building
- Industrial Technology building, and
- Sexton Hall.

As a result of our review, we concur with your determination that the referenced property is NOT ELIGIBLE for the National Register of Historic Places under criterion C. Our opinion is based upon documentation provided by RGU Architecture. As a result of our concurrence, further contact with DAHP on this matter is not necessary. However, if new information on the property becomes available and/or if the project scope of work or location 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. Should you have any questions, please feel free to contact me at (360) 586-3533 or russell.holter@dahp.wa.gov

Sincerely,

Russell Holter
Project Compliance Reviewer
Cc: Joyce Snyder (RGU Architecture)

DAHP USE ONLY
Date Received: 10/25/2021
DAHP Log #: 2021-11-08021
Reviewer(s): RW & HB
<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: Welcome Center and Edison Classroom Modernization	<i>Provide 1-2 sentence summary of the project.</i>
Property Name: Seattle Central College	Replace three existing building with a new STE(A)M Education Center. Project is a proposed 3-story, 41,000SF building within the campus of Shoreline Community College. The building will contain classrooms, skills labs and faculty offices.
Project Address: 1701 Broadway	
City / State / Zip: Seattle, WA 98122	County: King Township / Range / Section: T25R04E32 <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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource. *Contact DAHP

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 #? **42908**

[!] 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: **Seattle Central College** Grant / Loan Program Name: _____ Direct Appropriation?

Contact Person: **Lincoln Ferris** Phone: **206-934-3169** e-mail: **lincoln.ferris@seattlecolleges.edu**

Funding biennium? **2023-2025** Requested grant / loan amount: _____ Total project amount: **40,000,000**

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

Submitter Name: **Stephen J. Starling** Submitter Organization: **Schreiber Starling Whitehead Architects**

Submitter Address: **901 Fifth Ave, No. 3100** City / State / Zip: **Seattle, WA. 98164**

Submitter Phone: **206-755-3553** Submitter e-mail: **starling@sswarchitects.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)

EXEMPT from GEO 21-02 review.

There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.


The project will have **NO ADVERSE IMPACT** on historic properties.

The project will have an **ADVERSE IMPACT** on historic properties.

DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

SURVEY REQUIRED IDP REQUIRED

MONITORING REQUIRED


DAHP REVIEWER
11/22/2021
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 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:

The Welcome Center and Edison Classroom Modernization project is envisioned as a 67,000 square foot interior renovation. The project includes work within two existing buildings that were combined in 1974 (Edison Technical North and Broadway Edison Phase I). Only portions of each building are included. The scope will also provide repairs to the exterior envelope of the Broadway Edison Phase I portions to address seismic and weatherization issues.

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

The proposed project includes:

1. 32,500 square foot, interior renovation to the first and second floors of the Edison Technical North Building (a three-story structure). The building opened in 1949 as an expansion of the Edison Technical Central Building located to the south.
2. Interior renovation of 34,500 square feet of the Broadway Edison Phase I building. The BE building is a four-story structure totaling over 160,000 square feet. Work will include parts of floors 1 through 3. No changes to the exterior are anticipated other than thermal improvements to meet current code.

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

No ground disturbance is expected other than potential utility connections.

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



Photos of subject buildings



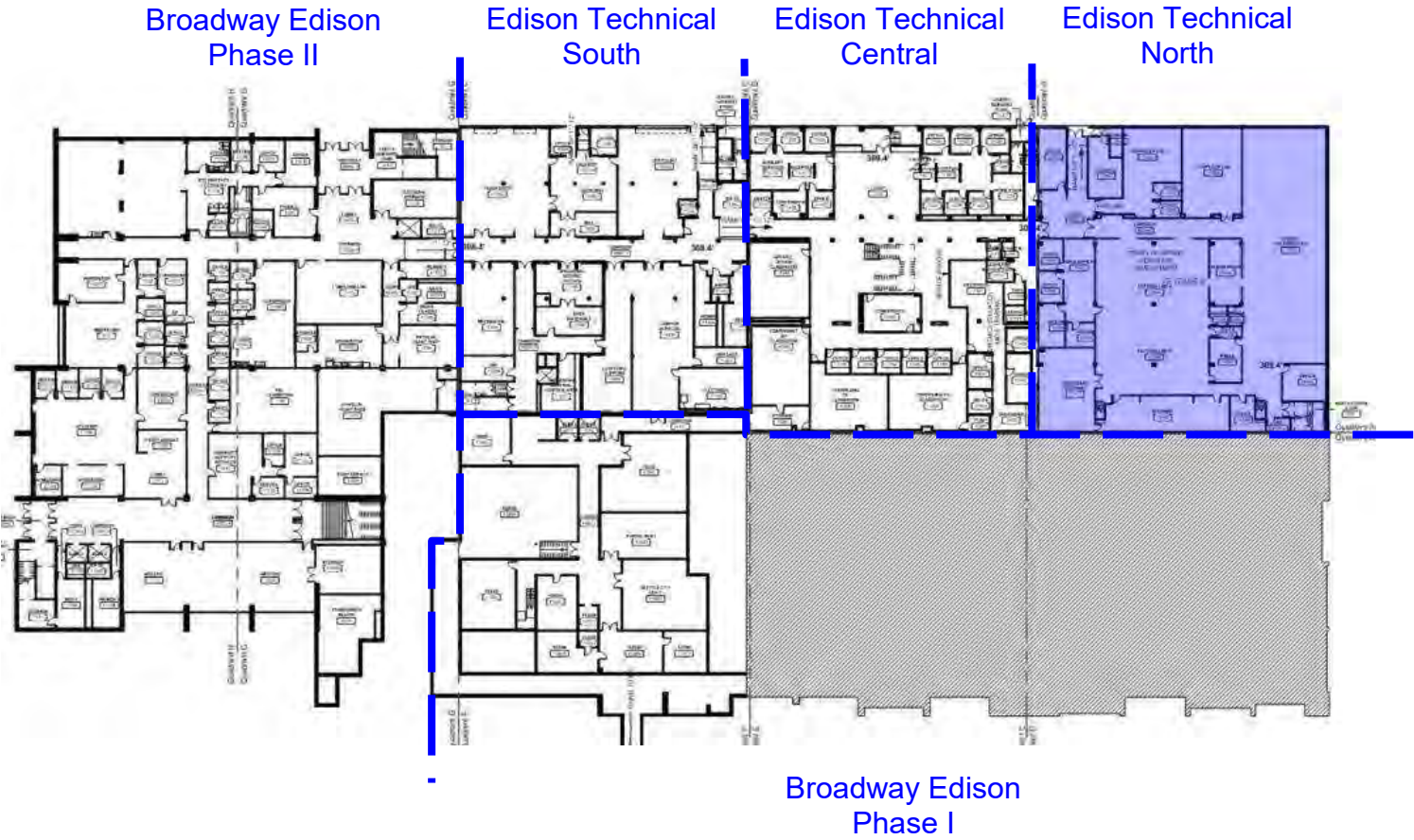
Edison Technical North - 1950 from the intersection of Howell and Harvard

Edison Technical North - Today from the intersection of Howell and Harvard

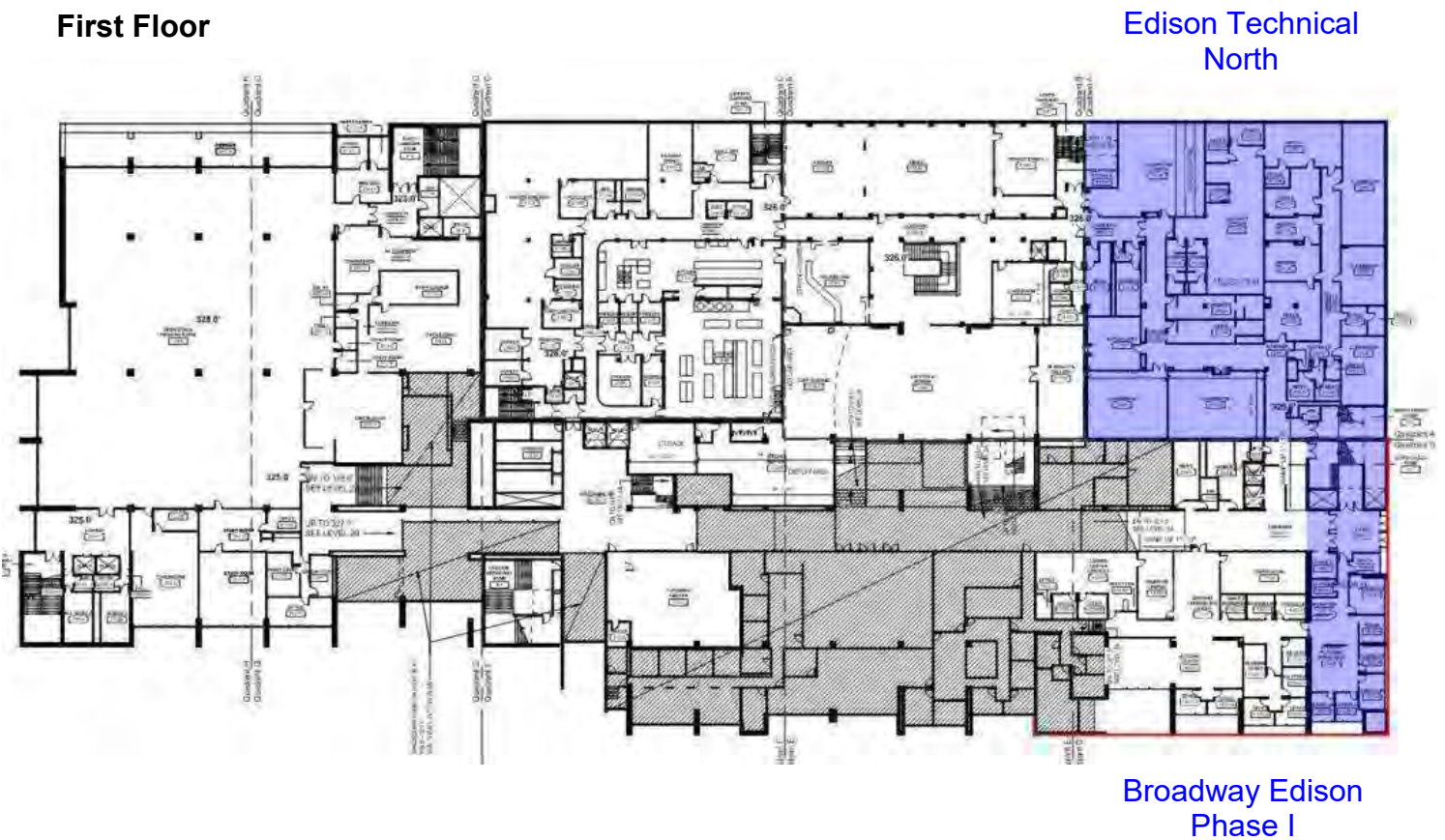
Broadway Edison Phase I - Today from the intersection of Howell and Broadway

Plans of the existing Broadway Edison Complex existing buildings with areas proposed for renovation shaded blue. Exterior envelope repairs are noted in red

Ground Floor



First Floor



Second Floor

**Edison Technical
North**



**Broadway Edison
Phase I**

Third Floor



**Broadway Edison
Phase I**

November 23, 2021

The Honorable Leonard Forsman
Suquamish Tribe
P.O. Box 498
Suquamish, WA 98392-0498

Subject: Welcome Center and Edison Technical Modernization -Renovation
Seattle Central College

Dear The Honorable Leonard Forsman,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal community, I am writing to inform you of Seattle Central College's intent to renovate portions of the Edison Technical North and Broadway Edison Phase I buildings. The buildings are located on our campus at 1701 Broadway in Seattle. The College is seeking capital funding to begin design of the building's renovation in July of 2023, with the hope of beginning construction in the summer to 2025 at the earliest.

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. If funding is secured, we will also be submitting the project for Landmarks Nomination with the City of Seattle Landmarks Board.

In addition, Seattle Central 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 206-934-3169 or by e-mail at Lincoln.Ferris@seattlecolleges.edu by the middle of December 2021 if possible.

Respectfully,



Lincoln Ferris
Interim Vice President of Administrative Services
Seattle Central College



December 8, 2021

Mr. Barry Holdorf
Highline College

In future correspondence please refer to:
Project Tracking Code: 2021-12-08368
Property: Highline College Academic Pathways & Technology Center
Re: ADVERSE Impact

Dear Mr. Holdorf:

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

The following historic properties have been previously identified to be eligible for listing in the National Register of Historic Places:

- Property ID: 673157 Highline Community College - Building 28
- Property ID: 674170 Highline Community College - Building 13
- Property ID: 674171 Highline Community College - Building 14
- Property ID: 705615 Highline Community College - Building 17
- Property ID: 705623 Highline Community College - Building 12A
- Property ID: 705622 Highline Community College - Building 27
- Property ID: 705702 Highline Community College - Building 28A
- Highline College Historic District

Based upon our review, we understand that the current project as proposed includes demolition of these historic properties. We also understand that the project is currently in the pre-design phase, and therefore no further consultation with DAHP is required. Should the construction phase of the project become obligated with Washington State Capital funding, further consultation with DAHP will be required.

We appreciate the opportunity to review and comment on this project at this early stage of the process. We would like to use this opportunity to inform you that demolition of the above-listed buildings will result in adverse impacts under 21-02, which will require mitigation to compensate for their loss. We highly encourage Highline College pursue alternatives to demolition, in an effort to avoid and/or minimize these adverse impacts. We strongly believe there is a path forward for Highline College to achieve the goal of this project without the need for demolition of historic properties.

Should Highline College elect to demolish these historic properties, we look forward to further consultation and the development of a Memorandum of Understanding (MOU). The MOU shall identify specific measures that when implemented will serve to mitigate the adverse effect on the property.

Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties that you receive as you consult under the requirements of 21-02. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO) pursuant to 21-02.



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. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Holly Borth". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

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





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

December 14, 2021

Mr. Clinton Brown
Director of Capital Construction
CCS District Facilities – Capital
3939 N. Freya Street, MS 1035
Spokane, WA 99217-5499

In future correspondence please refer to:
Project Tracking Code: 2021-12-08484
Re: Spokane Falls Community College Teaching and Learning Commons

Dear Mr. Brown:

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.

Should the construction phase of this project become obligated with Washington State Capital funding, further 21-02 consultation will be required. Initiation of consultation can begin with the submittal of our Project Review form, and up-to-date photographs of Buildings 2 and 5. We look forward to further consultation on this project, should it be necessary.

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



DAHP USE ONLY
Date Received: 11/22/2021
DAHP Log #: 2021-12-08205
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: LCC PRR Building (name TBD)	Provide 1-2 sentence summary of the project. Demolition of 3 existing buildings at Lower Columbia College at the end of their useful life. These buildings will be replaced with a new building to better serve the students at the college.
Property Name: Admissions Center, Applied Arts Building, International Center <small>if applicable</small>	
Project Address: 1600 Maple Street	
City / State / Zip: Longview, WA 98632	County: Cowlitz Township / Range / Section: T8-0N R2-0W S2 <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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.
*Contact DAHP

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 If Yes, what is the Property ID # or Site #?
[!] See Note *Contact DAHP

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 ADVERSE IMPACT on historic properties.	 DAHP REVIEWER 12/1/2021 DATE
<input checked="" type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT 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:

The proposed project includes the demolition of 3 existing buildings at Lower Columbia College. These buildings are at the end of their useful life. A new building will be built to replace the demolished buildings, and it will house a new Welcome Center for the college, providing a centralized location for all student services. It will also be home to the Business and Language and Literature departments. The building will provide students and faculty with updated educational spaces to facilitate higher learning.

The proposed building will be 3 stories in height and approximately 49,196 sf, to replace the equivalent amount of square footage to be demolished.

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

The Admissions Center was built in 1960, and is 19,632 square feet in size. There was an addition to the lobby in 2012 which added 1,020 square feet. The building is one story in height, with unreinforced masonry and wood framed construction. The building has a brick veneer exterior.

The Applied Arts Building was also built in 1960, and is 26,736 square feet in size. The building is one story in height, wood framed construction, with a brick veneer exterior. There are also some attached exterior covered walkways.

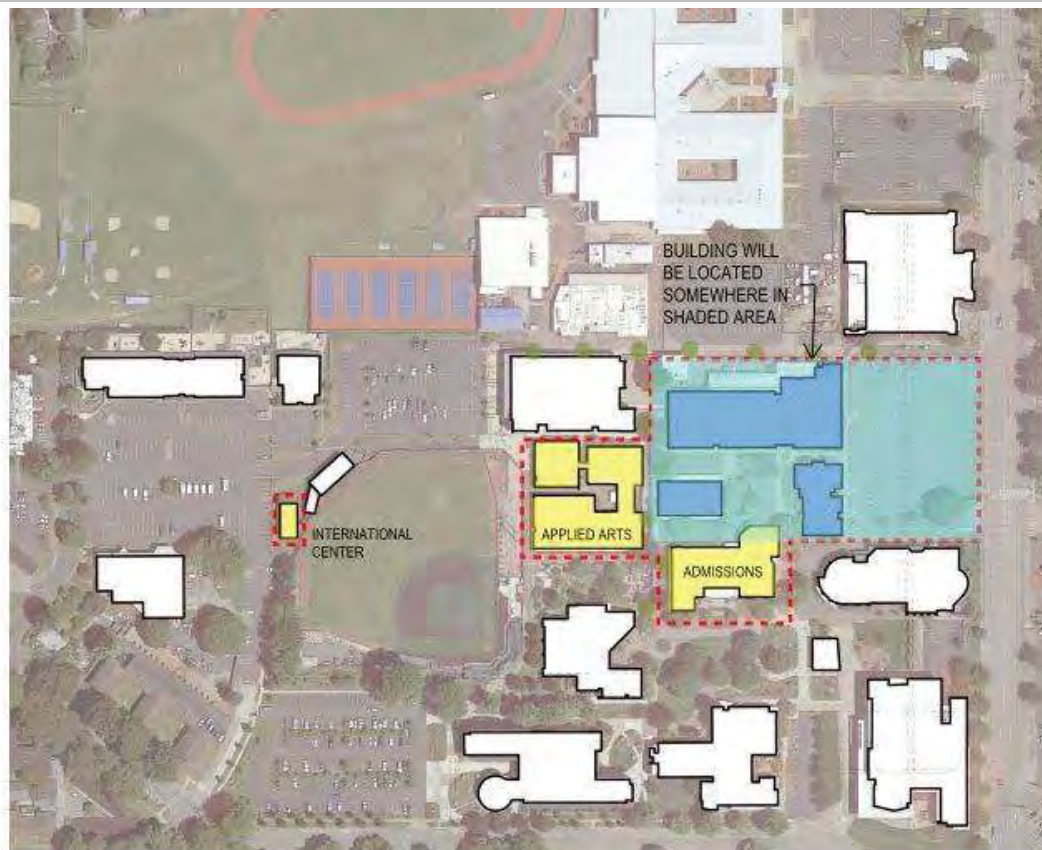
The International Center was built in 1972, and is 1,850 square feet in size. The building is one story in height.





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



-  BUILDING PREVIOUSLY PLANNED TO BE DEMOLISHED
-  BUILDING DEMOLITION PROPOSED IN THIS PROJECT
-  PROPOSED BUILDING SITE, TBD IN THIS AREA
-  AREA OF POTENTIAL EFFECT



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

November 4, 2021

Mr. Bill Saraceno
Shoreline Community College

In future correspondence please refer to:

Project Tracking Code: 2021-11-07619

Property: Shoreline Community College Comprehensive Student Services Center

Re: ADVERSE Impact

Dear Mr. Saraceno:

Thank you for contacting the State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) regarding the above referenced proposal. We have reviewed the materials provided for this project by Schreiber Starling Whitehead Architects under provisions of Governor's Executive Order 21-02.

As a result of our review, the project as proposed will have an Adverse Impact on the following historic properties:

- Property ID: 717602 Shoreline Community College - Administration - Building 1000
- Property ID: 717603 Shoreline Community College - Lecture Hall - Building 1100
- Property ID: 717604 Shoreline Community College - Administrative Support - Building 1200
- Property ID: 717605 Shoreline Community College - Business Administration/Computer Labs - Building 1300
- Property ID: 717606 Shoreline Community College - Building 1400
- Property ID: 717607 Shoreline Community College - Classrooms - Building 1500
- Shoreline Community College Historic District

As you know, Shoreline Community College has been previously identified as a historic district that is eligible for listing in the National Register of Historic Places. The above-listed building all contribute to this historic district. Therefore, their demolition will adversely impact the buildings themselves, as well as the historic district.

In view of the adverse impact this project poses to multiple historic properties, we would like to use this opportunity to highly encourage the College to pursue alternatives to demolition, in order to avoid and/or minimize adverse impacts to these historic properties. Due to the properties representing a historic district, interior alterations are significantly less likely to result in adverse impacts to historic properties. We strongly believe alternatives to demolition would allow the College to meet the needs of this project, without adversely impacting these historic properties.

Should the College elect not to pursue alternatives to demolition, and should the construction phase of the project become obligated with Washington State Capital funding, the College will be required to conduct further consultation with DAHP for the development of a Memorandum of Understanding (MOU). The MOU shall identify specific measures that when implemented will serve to mitigate the adverse effect on the property.



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. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "Holly Borth". The signature is written in a cursive style with a long horizontal stroke extending to the right.

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



DAHP USE ONLY

Date Received: 10/29/2021
DAHPLog1/: 2021 -10 -07449
Reviewer(s): RW&HB
IZIARCHY@BEU



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

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** (I) See Note *contact DAHP

If Yes, what is the Property ID # or Site #? 726089

D If the resource is not recorded in WISAARD, please contact DAHP staff. Go to www.dahp.wa.gov/wisaardform for information. Check the box when complete.

Are there any Federal funds, lands, permits, or licenses involved/ required by this project? YES **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: **Big Bend Community College** Grant/ Loan Program Name: **PRR - Capital Request** III Direct Appropriation?

Contact Person: **Charlene Rios** Phone: **(509) 793-2020** e-mail: **charlener@bigbend.edu**

Funding biennium? **2023-25** Requested grant / loan amount: **Unknown** Total project amount: **Unknown**

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

Submitter Name: **Lauri Uhrich** Submitter Organization: **RGU Architecture & Planning**

Submitter Address: **122 2nd Street** City/ State/ Zip: **Asotin WA 99402**

Submitter Phone: **(509) 758-9894** Submitter e-mail: **lauri@rguarchitecture.net**

SECTION 5: ATTACHMENTS

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 IYISM R/O using APE.

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 IYISM R/O may suffice.

2102@dahp.wa.gov

DAHP DETERMINATION (DAHP USE ONLY) The project will have an **ADVERSE IMPACT**

EXEMPT from GEO 21-02 review.

There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project. DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

The project will have **NO ADVERSE IMPACT** on historic properties. **SURVEY REQUIRED** **ID REQUIRED** **MONITORING REQUIRED**

DAHP REVIEWER: **[Signature]**
DATE: **11/8 /2021**



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: A D'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:

Demolition of Testing Center (Bldg 1000); replacing this square footage as part of a new building on campus.

The following resources are also included in this project:

- 1) Allied Health Building 1700, Property ID: 726079; T20R28E32
7542 Chanute St NE, Moses Lake WA 98837
- 2) Wallenstien Performing Arts Center 1100, Property ID: 726082; T20R28E32
6528 26th Ave NE, Moses Lake WA 98837

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

Testing Center (Bldg 1000) is a 5,091 sq ft building built in 1959, originally designed as a dental clinic. In 1974, it was renovated to serve the college's Allied Health programs, and in 2009, began housing Big Bend's WorkFirst Program. In 2011, it became the college's Testing Center. It is unknown if this was part of Larson Air Force Base. The site is relatively flat, located east of the main campus.

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

Excavation necessary to completely demolish Testing Center. Approximate depth is 5 feet.

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.

DEPT OF ARCHAEOLOGY+ HISTORIC PRESERVATION

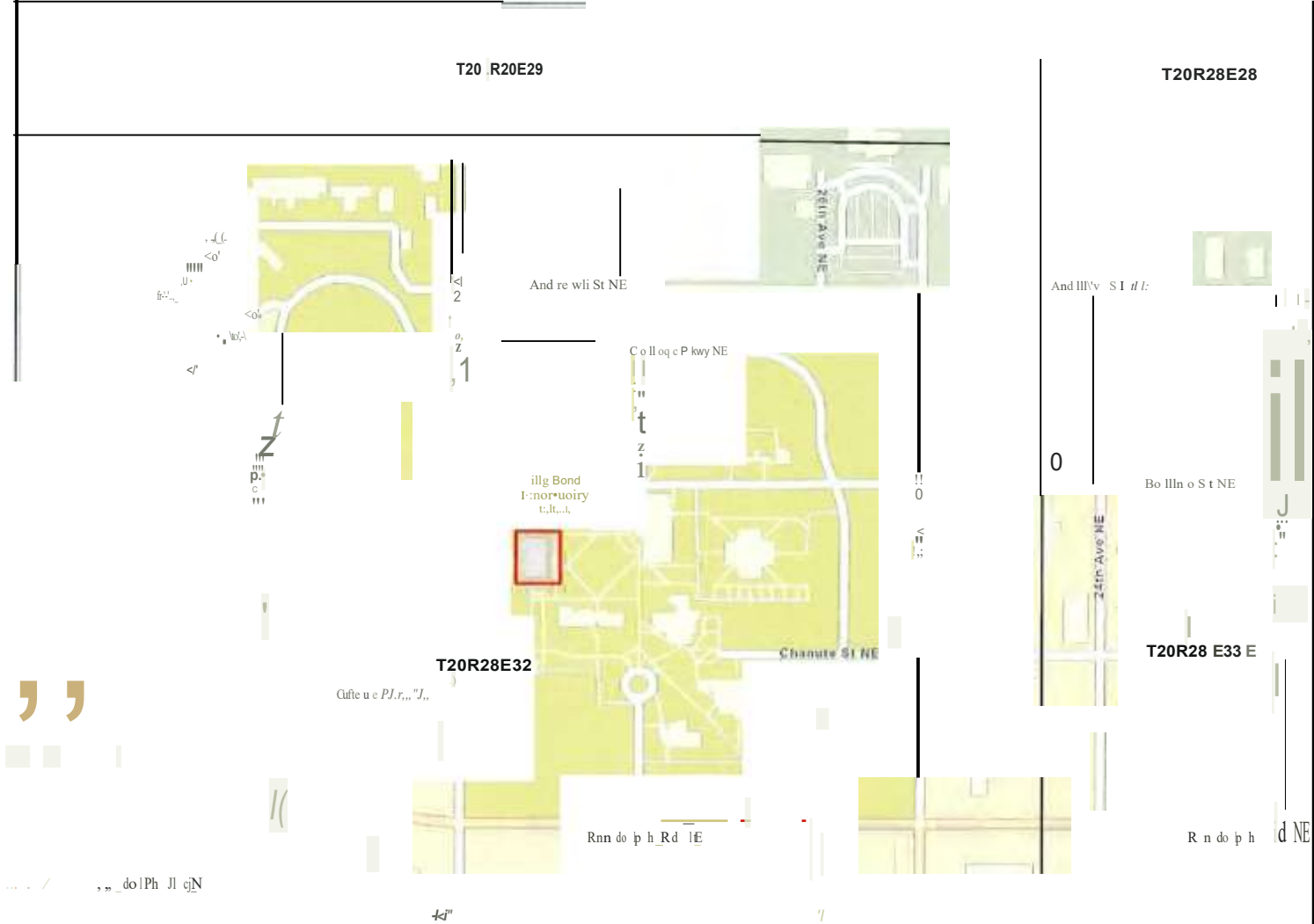
SECTION 7: MAP/ Area of Potential Effect

T20 R20E29

T20R28E28

T20R28E32

T20R28 E33 E



DAHP USE ONLY
Date Received: 10/29/2021
DAHP Log#: 2021-10-07449
Reviewer(s): RW&HB
@ ARCHY @BEU

DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

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 DAI/Pat 2102@dahp.wa.gov or /360) 586-3065.

Provide 1-2 sentences summary of the project

Demolition of Wallensien Performing Arts Center (Bldg 1100); replacing this square footage as part of a new building on campus.

SECTION 1: PROJECT INFORMATION

Project Title: Demolition of Allied Health & Wallensien Buildings

:t7itiame: Wallensien Performing Arts Center Building 1100

Project Address: 6528 26th Ave N.E.

City/State/Zip: Moses Lake, WA 98837

County: Grant

Township/ Range/ Section: T 0 R E 2 28 32
leave blank if unsure

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

YES NO NOT SURE

Is the building, structure or site already recorded in WISAARD?

If Yes, what is the Property ID // or Site ID?

[!] If the resource is not recorded in WISMRD, please contact DAHP Staff.

National Register of Historic Places or Washington Heritage Register?

NO YES NOT SURE

YES NO NOT SURE [!] see Note *contact DAHP

726082

D Go to www.dahp.wa.gov/wfs_aard for more information. Check the box when complete.

Are there any Federal funds, lands, permits, or licenses involved in/required by this project? **DYES** @ 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: Big Bend Community College

Grant/ Loan Program Name: PRR - Capital Request

Direct Appropriation?

Contact Person: Charlene Rios

Phone: (509) 793-2020 e-mail: charlener@bigbend.edu

Funding biennium? 2023-25

Requested grant/ loan amount: Unknown

Total project amount: Unknown

SECTION 4: CONTACT INFORMATION

(If different from State Agency contact person.

Submitter Name: Lauri Uhrich

Submitter Organization: RGU Architecture & Planning

Submitter Address: 122 2nd Street

City/ State / Zip: Asotin WA 99402

Submitter Phone: (509) 758-9894

Submitter e-mail: lauri@rguarchitecture.net

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 IYISMRD using APE.

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 IYISMRD may suffice.

DAHP DETERMINATION (DAHP USE ONLY)

EXEMPT from GEO 21-02 review.

The project will have an **ADVERSE IMPACT** on historic properties.

@ There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

The project will have **NO ADVERSE IMPACT** on historic properties.

SURVEY REQUIRED

ID PREQUIRED

MONITORING REQUIRED

11/8/2021

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 6: ADD'L PROJECT INFORMATION

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Provide a detailed description of the proposed project:

Demolition of Wallenstien Performing Arts Center (Bldg 1100); replacing this square footage as part of a new building on campus.

The following resources are also included in this project:

- 1) Allied Health Building 1700, Property ID: 726079; T20R28E32
7542 Chanute St NE, Moses Lake WA 98837
- 2) Testing Center Building 1000; Property ID: 726089; T20R28E33
1000 Bolling St NE, Moses Lake WA 98837

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

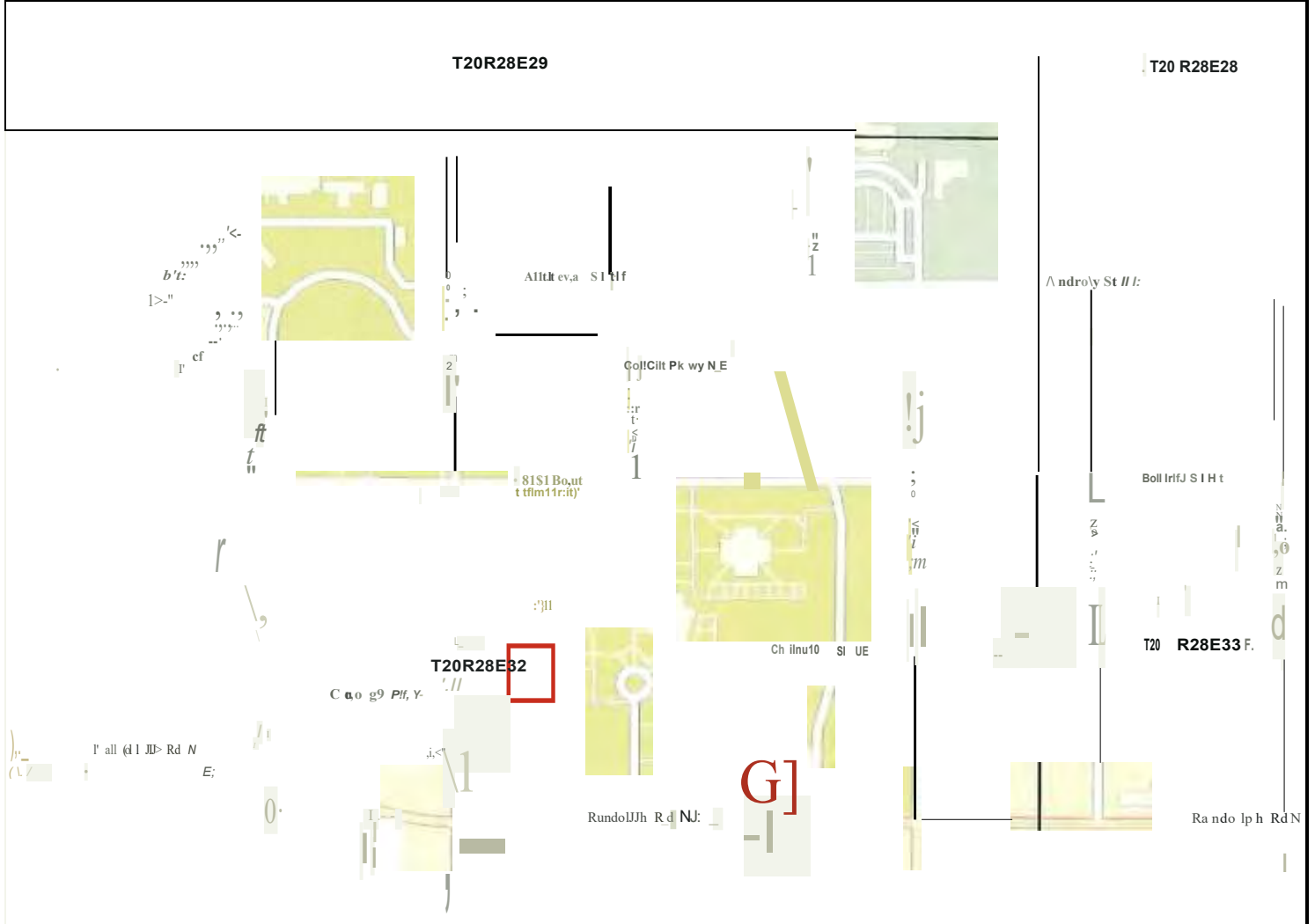
Wallenstien Performing Arts Center (Bldg 1100) is a 13,180 sq ft building built in 1959 to serve as the military base theater. A music practice room was added in 1973. The building was originally part of Larson Air Force Base before being purchased by BBCC in 1966. The site is relatively flat, located near the SE edge of campus.

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

Excavation necessary to completely demolish Wallenstien Performing Arts Center. Approximate depth is 5 feet.

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



DAHP USE ONLY

Date Received: 10/29/2021
DAHPLog#: 2021-10-07449
Reviewer(s): RW&HB
@ARCHY @BEU



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

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 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

If Yes, what is the Property ID # or Site #? 726079

(I) If the resource is not recorded in WISAARD, please contact DAHP Staff. YES NO NOT SURE

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

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 4: CONTACT INFORMATION

Submitter Name: Lauri Uhrich (different from State Agency contact person.)

Submitter Organization: **RGU Architecture & Planning**

Submitter Address: 122 2nd Street

City/ State / Zip: **Asotin WA 99402**

Submitter Phone: (509) 758-9894

Submitter e-mail: **lauri@rguarc hitecture.net**

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 (see Section 7 on Page 3 for optional template. May also submit online through IYISMRO using APE.

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

SITEPLAN/ 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 IYISMRO may suffice.

DAHP DETERMINATION (DAHP USE ONLY)

EXEMPT from GEO 21-02 review.

The project will have an **ADVERSE IMPACT** on historic properties.

There are **NO HISTORIC PROPERTIES IMPACTED** by the proposed project.

DAHP requires **ADDITIONAL INFORMATION** in order to complete review (see attached).

The project will have **NO ADVERSE IMPACT** on historic properties.

SURVEY REQUIRED IDP REQUIRED

MONITORING REQUIRED

11/8/2021
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 6: ADD'L PROJECT INFORMATION

Instructions: 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:

Demolition of Allied Health (Bldg 1100); replacing this square footage as part of a new building on campus.

The following resources are also included in this project:

- 1) Testing Center Building 1000; Property ID: 726089; T20R28E33
1000 Bolling St NE, Moses Lake WA 98837
- 2) Wallenstien Performing Arts Center 1100, Property ID: 726082; T20R28E32
6528 26th Ave NE, Moses Lake WA 98837

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

Allied Health (Bldg 1700) is a 24,464 sq ft building built in 1952, and last renovated in 1995. It is constructed of concrete and concrete masonry. The building was originally part of Larson Air Force Base before being purchased by BBCC in 1966. The site is relatively flat, located near the center of campus.

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

Excavation necessary to completely demolish Allied Health Building. Approximate depth is 12 feet.

Instructions: Please attach a MAP of the project area. (Use WISAARD with USATopoBasemap 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

T20R28E29

T20R28E28





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FINANCE & ADMINISTRATION OFFICE

December 10, 2021

The Honorable Delano Saluskin, Chairman
Confederated Tribes and Bands of the Yakama Nation
PO Box 151
Toppenish WA 98948

Subject: Health Science and Performing Arts Center,
Big Bend Community College

Dear Chairman Saluskin,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Big Bend Community College's intent to construct a new Health Science and Performing Arts Center located on our campus in Moses Lake, Washington. The College is applying for capital funding for the project and hopes to begin construction in 2025.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DHAP) 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, Big Bend 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 (509) 793-2002 or by email at lindas@bigbend.edu.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Linda Schoonmaker', is written over a horizontal line.

Linda Schoonmaker
Vice President for Administrative Services
Big Bend Community College



Big Bend
COMMUNITY COLLEGE

Transforming Lives through excellence in teaching & learning

FINANCE & ADMINISTRATION OFFICE

December 10, 2021

The Honorable Carole Evans, Chairwoman
Spokane Tribe
PO Box 100
Wellpinit WA 99040

Subject: Health Science and Performing Arts Center,
Big Bend Community College

Dear Chairwoman 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 Big Bend Community College's intent to construct a new Health Science and Performing Arts Center located on our campus in Moses Lake, Washington. The College is applying for capital funding for the project and hopes to begin construction in 2025.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DHAP) 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, Big Bend 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 (509) 793-2002 or by email at lindas@bigbend.edu.

Respectfully,

Linda Schoonmaker
Vice President for Administrative Services
Big Bend Community College



Big Bend
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FINANCE & ADMINISTRATION OFFICE

December 10, 2021

The Honorable Rodney Cawston , Chair
Confederated Tribes of the Colville Reservation
PO Box 150
Nespelem WA 99155

Subject: Health Science and Performing Arts Center,
Big Bend Community College

Dear Chair Cawston,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Big Bend Community College's intent to construct a new Health Science and Performing Arts Center located on our campus in Moses Lake, Washington. The College is applying for capital funding for the project and hopes to begin construction in 2025.

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, Big Bend 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 (509) 793-2002 or by email at lindas@bigbend.edu.

Respectfully,

Linda Schoonmaker
Vice President Administrative Services
Big Bend Community College



Big Bend

COMMUNITY COLLEGE

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FINANCE & ADMINISTRATION OFFICE

December 10, 2021

The Honorable Rex Buck, Jr. Chair
Wanapum Tribe
PO Box 275
Beverly WA 99321-0164

Subject: Health Science and Performing Arts Center,
Big Bend Community College

Dear Chair Buck,

Pursuant to Governor's Executive Order 05-05, and out of respect to our local tribal communities, I am writing to inform you of Big Bend Community College's intent to construct a new Health Science and Performing Arts Center located on our campus in Moses Lake, Washington. The College is applying for capital funding for the project and hopes to begin construction in 2025.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DHAP) 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, Big Bend 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 (509) 793-2002 or by email at lindas@bigbend.edu.

Respectfully,

Linda Schoonmaier
Vice President for Administrative Services
Big Bend Community College

DAHP USE ONLY
Date Received: 11/17/2021
DAHP Log #: 2021-12-08249
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: Industrial Technology & Public Safety	Provide 1-2 sentence summary of the project. The project entails the demolition of Reeves Hall, two prefabricated metal buildings & two wood portable buildings. The programs will be relocated to a new Industrial Technology & Public Safety Building	
Property Name: Skagit Valley College <i>if applicable</i>		
Project Address: 2405 E College Way		
City / State / Zip: Mount Vernon, WA 98273	County: Skagit	Township / Range / Section: 34 / 04 / 16 <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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource.
*Contact DAHP

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 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.**
[!] See Note *Contact DAHP

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? **2023-2025** Requested grant / loan amount: **N/A** Total project amount: **42,500,000**

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

Submitter Name: **Jonas Hallstrom** Submitter Organization: **SSW Architects**

Submitter Address: **901 5th Ave #3100** City / State / Zip: **Seattle, WA 98011**

Submitter Phone: **206-682-8300** Submitter e-mail: **hallstrom@sswarchitects.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 ADVERSE IMPACT on historic properties.	 DAHP REVIEWER 12/10/2021 DATE
<input checked="" type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT 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:

The Industrial Technology & Public Safety project is envisioned as a 69,000 square foot building located at the north end of the Skagit Valley College campus. The new building will house programs and functions currently located in five buildings that will be demolished. The proposed buildings to be demolished include Reeves Hall, a prefabricated metal Maintenance Building, a prefabricated metal Diesel Engines Building & two wood portable buildings. The project will include amenities such as walkways, driveways & landscaping

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

The existing site is partially developed. The majority of the site is asphalt or gravel paving. The project will demolish 5 buildings:

1. Reeves Hall: 21,970 sf building constructed in 1959. Additions / Remodel in 2013
2. Maintenance Building: 4,800 sf prefabricated metal building constructed in 1976
3. Diesel Engines Building: 10,900 sf prefabricated metal building constructed in 1982
4. Classroom Portable: 1,792 sf wood portable building constructed in 1995
5. Storage Portable: 480 sf wood portable building constructed in 1995

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

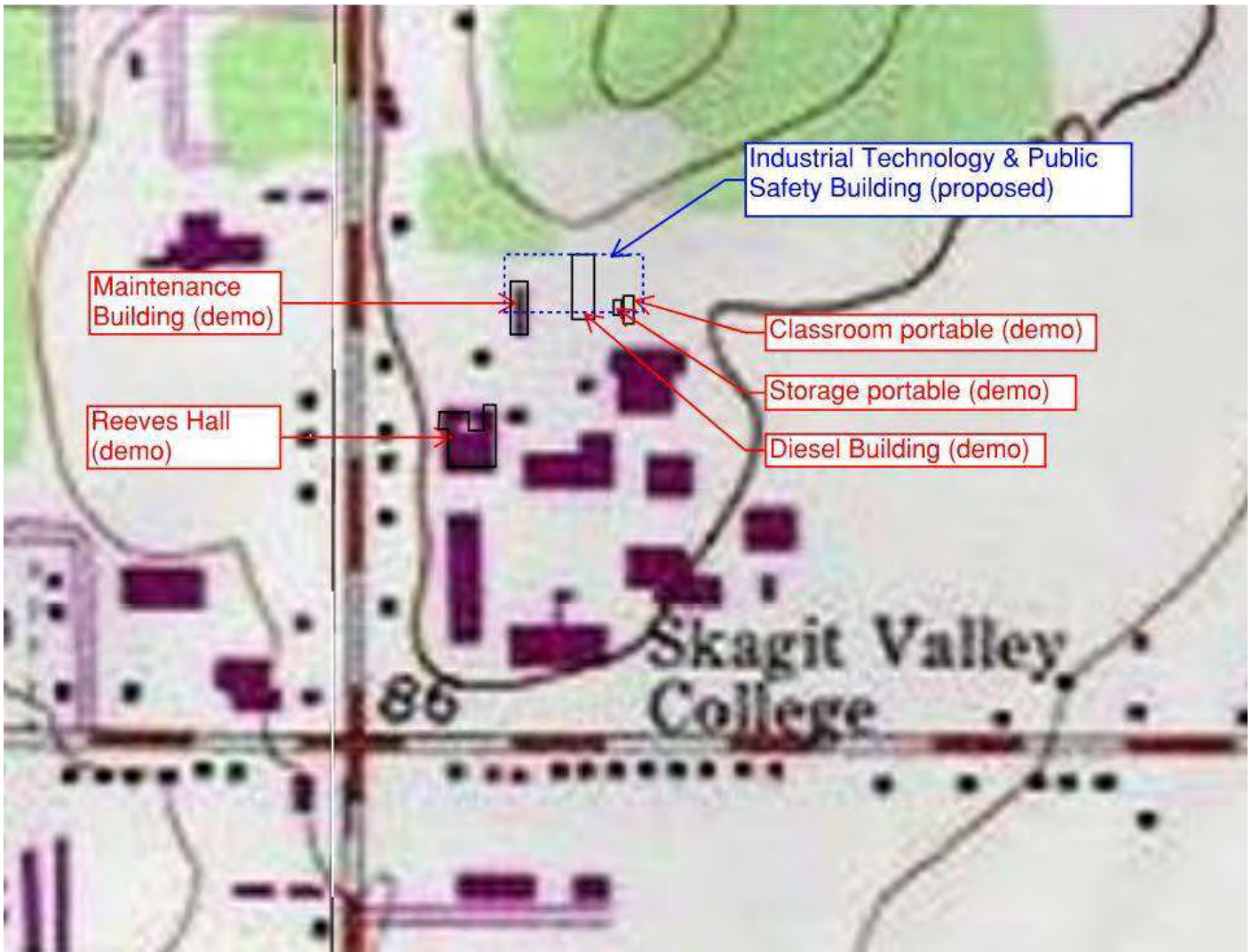
Ground disturbance will be required for both demolition of existing buildings and construction of new building.

The total footprint of the existing buildings to be demolished is 39,942 sf. Existing building foundations will be removed & restored with paving or landscaping. Ground disturbances are expected to be a couple of feet deep with the exception of utilities, which may be deeper.

New construction ground disturbance will include excavation to extend utilities to the new building and to install new building foundations. The new building footprint is 55,600 sf and the approximate excavation depth is 6-8 feet.

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



Photos



Reeves Hall



Reeves Hall



Diesel Engines Building



Diesel Engines Building



Portables



Portables



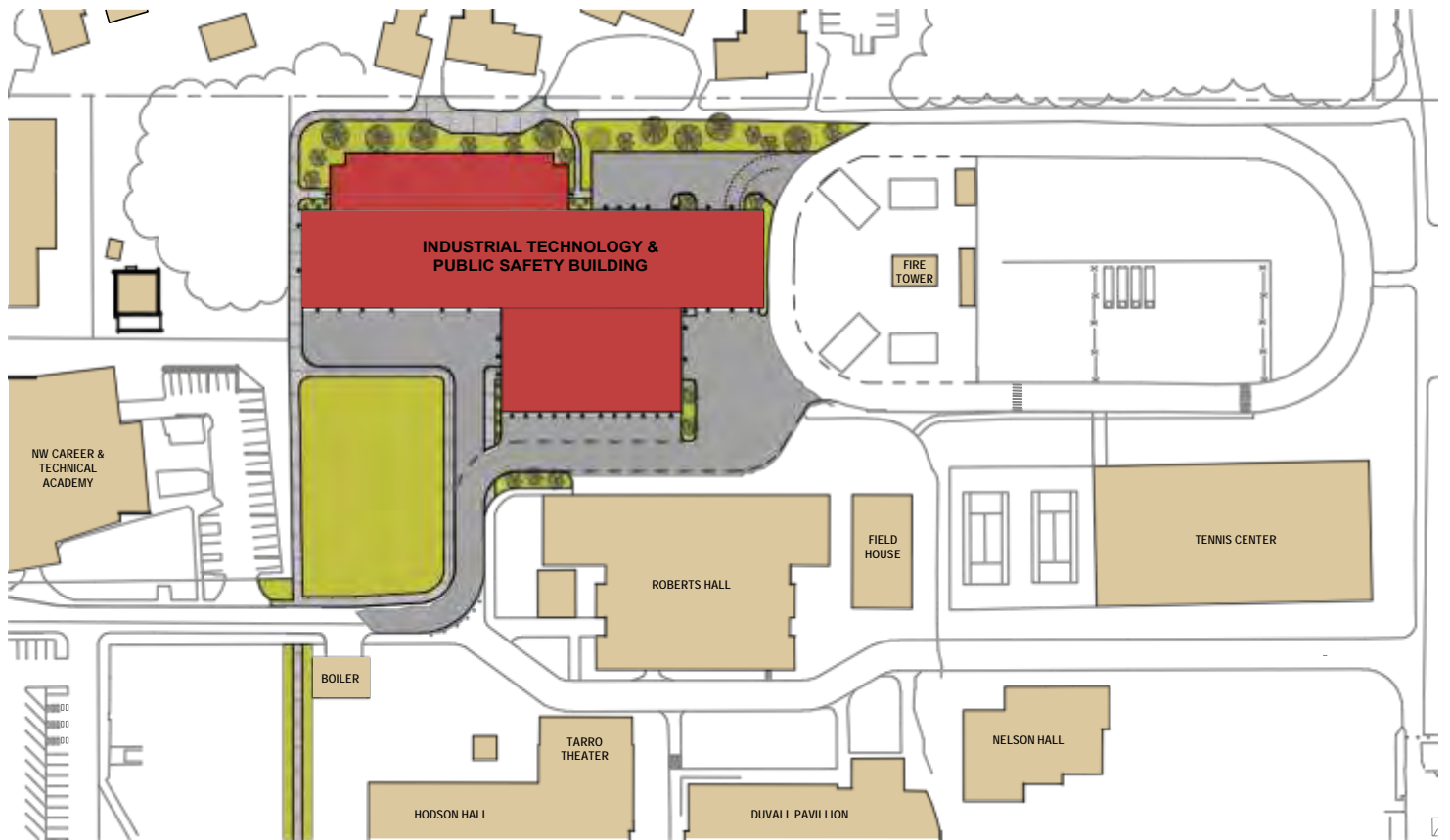
Maintenance Building



Maintenance Building



Site Plan - Proposed Demolition



Site Plan - Proposed Construction

November 22, 2021

Confederated Tribes of the Colville Reservation
Attn: Andy Joseph Jr.
P.O. Box 150
Nespelem, WA 99155

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President



Skagit Valley
College

Industrial Technology & Public Safety
Site Plan - D emolition

November 2021

SCHREIBER
STARLING
WHITEHEAD

Campus plan with buildings proposed for replacement



Skagit Valley College

Industrial Technology & Public Safety
Site Plan

November 2021

SCHREIBER
HULING
WHITEHEAD

Campus plan with anticipated location of the Industrial Technology & Public Safety Building and extent of site to be redeveloped.

November 22, 2021

Lummi Nation
Attn: Lawrence Solomon
2665 Kwina Road
Bellingham, WA 98226

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

November 22, 2021

Samish Indian Nation
Attn: Tom Wooten
P.O. Box 217
Anacortes, WA 98221

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

November 22, 2021

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

Subject: Industrial Technology & Public Safety Building
Skagit Valley College

Dear Nino Maltos,

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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

November 22, 2021

Snoqualmie Indian Tribe
Attn: Robert de los Angeles
P.O. Box 969
Snoqualmie, WA 98065

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

From: Steven Moses <steve@snoqualmietribe.us>
Sent: Tuesday, November 30, 2021 12:30 PM
To: Thomas Keegan <Thomas.Keegan@skagit.edu>
Cc: Adam Osbekoff <adam@snoqualmietribe.us>
Subject: [EXTERNAL*]-Industrial Technology & Public Safety Building EO 21-02

Dr. Keegan,

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.

Steven Moses (he/him)
Director of Archaeology & Historic Preservation
sduk*albix*
Desk: 425-292-0249 x2010
Cell: 425 -495-6097
steve@snoqualmietribe.us
or for project reviews
dahp@snoqualmietribe.us

November 22, 2021

Stillaguamish Tribe of Indians
Attn: Shawn Yanity
P.O. Box 277
Arlington, WA 98223

Subject: Industrial Technology & Public Safety Building
Skagit Valley College

Dear Shawn Yanity,

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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

November 22, 2021

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

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

November 22, 2021

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

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President

November 22, 2021

Upper Skagit Indian Tribe
Attn: Jennifer Washington
25944 Community Plaza
Sedro-Woolley, WA 98284

Subject: Industrial Technology & Public Safety 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 project on our campus. The College is seeking funding of a new Industrial Technology & Public Safety Building. The project will replace five existing buildings. The following pages include campus plans showing the extent of proposed site development and buildings to be replaced.

Project design 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 at your earliest convenience.

Respectfully,



Dr. Thomas A. Keegan
President



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

December 14, 2021

Mr. Clinton Brown
Director of Capital Construction
CCS District Facilities – Capital
3939 N. Freya Street, MS 1035
Spokane, WA 99217-5499

In future correspondence please refer to:
Project Tracking Code: 2021-12-08483
Re: Spokane Community College Health Sciences Building 9

Dear Mr. Brown:

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.

Should the construction phase of this project become obligated with Washington State Capital funding, further 21-02 consultation will be required. Initiation of consultation can begin with the submittal of our Project Review form, and up-to-date photographs of Building 9. We look forward to further consultation on this project, should it be necessary.

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



DAHP USE ONLY
Date Received: 12/1/2021
DAHP Log #: 2021-12-08407
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: East Building Renovation and Expansion	Provide 1-2 sentence summary of the project. Renovation and expansion of the East Building on the LWIT campus.	
Property Name: Lake Washington Institute of Technology <small>if applicable</small>		
Project Address: 11605 132nd Ave NE		
City / State / Zip: 98034	County: King	Township / Range / Section: 26N/05E/28 <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 Check here if the project involves multiple resources. If so, attach a table including all information in Sections 1 and 2 for each resource. *Contact DAHP

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: **Lake Washington Institute of Techn** Grant / Loan Program Name: **State of WA Appropriation** Direct Appropriation?

Contact Person: **Casey Huebner** Phone: **(425) 739-8252** e-mail: **casey.huebner@lwtech.edu**

Funding biennium? **2024-2025** Requested grant / loan amount: _____ Total project amount: _____

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

Submitter Name: **Tam Ly** Submitter Organization: **SSW Architects**

Submitter Address: **901 5th Ave** City / State / Zip: **Seattle, WA 98144**

Submitter Phone: **(206) 682-8300** Submitter e-mail: **ly@sswarchitects.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 ADVERSE IMPACT on historic properties.	 DAHP REVIEWER 12/9/2021 DATE
<input checked="" type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.	<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).	
<input type="checkbox"/> The project will have NO ADVERSE IMPACT 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:

Construction of a new 34,000sf addition and remodel of 34,000sf of labs to the East Building (built 1983) located on the LWIT campus.

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

A storage annex to the East Building (built 1983) will be demolished. The footprint of the new addition is located over existing landscaping, sidewalks and the North parking lot. The building will span over an existing campus street.

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

The new addition requires excavation for utilities and foundations to a depth of approximately 5'-0.

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





December 03, 2021

The Honorable Jaison Elkins, Chair
Muckleshoot Indian Tribe
39015 172nd Avenue SE
Auburn, WA 98092

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.

Respectfully,

A handwritten signature in cursive script that reads "B. Martin Riveland".

Bruce Riveland
Vice President of Administrative Services



December 03, 2021

The Honorable Tom Wooten, Chairman
Samish Indian Nation
2918 Commercial Ave.
Anacortes, WA 98221

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.

Respectfully,

A handwritten signature in black ink that reads "B. Martin Riveland".

Bruce Riveland
Vice President of Administrative Services



December 03, 2021

The Honorable Robert de los Angeles
Snoqualmie Indian Tribe
P O Box 969
Snoqualmie, WA 98065

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.

Respectfully,

A handwritten signature in black ink that reads "B. Martin Riveland".

Bruce Riveland
Vice President of Administrative Services



December 03, 2021

The Kristopher Peters, Chair
Squaxin Island Tribe
200 SE Billy Frank Jr. Way
Shelton, WA 98584-920

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.

Respectfully,

A handwritten signature in cursive script that reads "B. Martin Riveland".

Bruce Riveland
Vice President of Administrative Services



December 03, 2021

The Honorable Shawn Yanity, Chair
Stillaguamish Tribe of Indians
3310 Smokey Point Drive
PO Box 277
Arlington, WA 98223-0277

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

Mr. Yanity,

Pursuant to Governor's Executive Order 21-02, and out of respect to our local tribal communities, I am writing to inform you of Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.

Respectfully,

A handwritten signature in black ink that reads "B. Martin Riveland".

Bruce Riveland
Vice President of Administrative Services



December 03, 2021

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

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.

Respectfully,

A handwritten signature in cursive script that reads "B. Martin Riveland".

Bruce Riveland
Vice President of Administrative Services



December 03, 2021

The Honorable Teri Gobin, Chairwoman

Tulalip Tribes

6406 Marine Drive

Tulalip, WA 98271

360-716-400

Subject: East Building Renovation and Expansion
Lake Washington Institute of Technology

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 Lake Washington Institute of Technology's intent to construct a new instructional building located on our campus at 11605 132nd Ave NE in Kirkland. The College is seeking capital funding to begin building design in July of 2023, with the hope of beginning construction as early as the summer of 2025.

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, Lake Washington Institute of Technology 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) 739-8201 or by e-mail at bruce.riveland@lwtech.edu by January 03, 2021.


Respectfully,

A handwritten signature in black ink that reads "B. Martin Riveland".

Bruce Riveland

Vice President of Administrative Services

6.6. DAHP AND TRIBAL REVIEW OF PROPOSED PROJECT AS REQUIRED UNDER EXECUTIVE ORDER 21-02

DAHP USE ONLY Date Received: DAHP Log #: _____ Revisions: <input type="checkbox"/> ARCHY <input type="checkbox"/> EDU				EZ-1 FORM Request to initiate consultation for Governor's Executive Order 21-02 (CEO 21-02) projects		GEO 21-02	
SECTION 1: PROJECT INFORMATION		New Consultation? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ADDITIONAL INFORMATION PROVIDED PER REQUEST		Questions? <small>Check Section 2 of the form for questions. For more information, please contact DAHP staff at 360-827-1389 or email wdoty@sbcto.edu.</small>			
Project Title: BTC A & Y Project		Property Name: Bellingham Technical College		Project Description: <small>Project on BTC's campus involves removal of an 1,800 sq. ft. 30-year old portable building, construction of a new similar size building in it's place, and finally the interior renovation of a 11,535 sq. ft. 86-year old building.</small>			
Project Address: 3028 Lindbergh Ave		City / State / Zip: Bellingham, WA 98225		County: Whatcom		Township / Range / Section: T38N-R02E-23	
SECTION 2: PROJECT DESCRIPTION							
Project includes (check all that apply): <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> DEMOLITION <input checked="" type="checkbox"/> GROUND DISTURBANCE <input type="checkbox"/> REHABILITATION / RENOVATION <input type="checkbox"/> ACQUISITION							
Does the project involve any buildings, objects, sites, structures or districts that are over 40 years old? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT SURE <small>(See Section 2)</small>							
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 <small>(See Section 2)</small>							
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, contact by email (wdoty@sbcto.edu) or check the job when applicable.							
Are there any Federal funds, grants, permits, or licenses involved in/required by this project? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> NOT SURE <small>(If Yes, what Federal Agency?)</small>							
What is the nature of your request? (Check all that apply): <input type="checkbox"/> PREDESIGN <input type="checkbox"/> DESIGN <input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> APPLYING FOR GRANT / LOAN <input type="checkbox"/> TRYING TO GET UNDER CONTRACT <input type="checkbox"/> NOT SURE							
SECTION 3: STATE AGENCY INFORMATION							
State Agency: State Board of Community & Techn Grant / Loan Program Name: _____ <input type="checkbox"/> Direct Appropriation?							
Contact Person: Wayne Doty Phone: 360.827.1389 e-mail: wdoty@sbcto.edu							
Funding biennium? 2023-2025 Requested grant / loan amount: _____ Total project amount: \$9,153,000							
SECTION 4: CONTACT INFORMATION							
Submitter Name: David Jungkuntz Submitter Organization: Bellingham Technical College							
Submitter Address: 3028 Lindbergh Ave City / State / Zip: Bellingham, WA 98225							
Submitter Phone: 360.752.8355 Submitter e-mail: djungkuntz@btc.edu							
SECTION 5: ATTACHMENTS							
Please email completed form and all attachments to: 2102@dahp.wa.gov							
<input checked="" type="checkbox"/> MAP / APE - Be sure to show the project boundary and location of property (see Section 2 on Page 2 for additional complete. My user cannot connect through WISAARD (see wdoty@sbcto.edu)							
<input checked="" type="checkbox"/> DESCRIPTION / SCOPE OF WORK - Describe the project, including any ground disturbance (see Section 2 on Page 2 for additional complete)							
<input type="checkbox"/> SITE PLAN / DRAWINGS - Indicate location and dates of resources, proposed improvements and ground disturbance, etc.							
<input type="checkbox"/> PHOTOGRAPHS - Attach digital photographs showing the project site, including images of all resources. (Photos & Aerials/Mapping WISAARD only, if applicable)							
DAHP DETERMINATION (DAHP USE ONLY)							
<input type="checkbox"/> EXEMPT from GEO 21-02 review.							
<input type="checkbox"/> There are NO HISTORIC PROPERTIES IMPACTED by the proposed project.							
<input type="checkbox"/> The project will have NO ADVERSE IMPACT on historic properties.							
<input type="checkbox"/> The project will have an ADVERSE IMPACT on historic properties.							
<input type="checkbox"/> DAHP requires ADDITIONAL INFORMATION in order to complete review (see attached).							
<input type="checkbox"/> SURVEY REQUIRED <input type="checkbox"/> DP 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 if areas of work.

SECTION 6: ADD'L PROJECT INFORMATION

NOTE: To save thisfillable form you must fill it out in Adobe Acrobat or use the PDFKIT 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 do not attempt to submit any finalized construction documents prepared. DAHP may require additional information to complete our review such as site specific photos and photographs. Any additional documents or items may need to be completed by a qualified civil engineer/professional.

Provide a detailed description of the proposed project:

- The proposed proximity project is being submitted for the 25-25 dormitory building, but would likely be many years later. It includes the following phases of construction:
1. Temporary installation of approximately 1,500 of median unit between A-building and C-building (existing concrete sidewalk and 1,500 of outdoor play area for children in grass area south of A & C buildings to relocate Children & Family Studies;
 2. Demolition of approximately 30+ year-old 1,800 of Y-building portable building and Children's outdoor play area;
 3. Construction of approximately 1,800 of new service building to house campus Computer Information Support Services (CISSE) and campus Shipping & Receiving (S&R) services;
 4. Relocation of CISSE and S&R into new service building;
 5. Temporary relocation of Transitional Studies programs and related services to other spaces on campus;
 6. Renovation of approximately:
 - a. 6,000 sf of existing Transitional Studies;
 - b. 3,500 sf of former CISSE and S&R areas;
 - c. 600 sf of existing WLC Tenant areas;
 - d. Total of roughly 10,000 sf of renovated space;
 7. Project consists of approximately 1,800 sf of new/renovated building and 15,000 sf of new/renovated space.

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

The areas involved with the project have been developed and in use since the inception of Bellingham Technical College in the 1950's. The Y-building modular unit was installed during the early 1990's and A-building was originally constructed in 1955 with multiple renovations over the past 66 years. The site is level and primarily asphalt, concrete, and buildings.

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

The Y-building replacement will disturb the area under the existing building and immediate areas with footing and utility excavations in order to connect to existing infrastructure.



Instructions: Please attach a MAP of the project area. (Use GIS/AES with USA Topo Base map 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



www.gis7.com



December 14, 2021

Nooksack Tribal Council
Attn: Ross Cline Sr., Chairman
P.O. Box 157
Deming, WA 98244

RE: Notice of Building Demolition and Construction at Bellingham Technical College

Dear Chairman Cline Senior,

Pursuant to Governor's Executive Order 21-02 and out of respect to our local tribal communities, I am writing to inform you of Bellingham Technical College's proposed capital project which includes the demolition of our Building Y portable, renovation of Building A to house the relocated programs from Building Y, and the construction of a new building in the same approximate size and location of Building Y to house our campus' Computer Information Support Services department. The project location is on our campus at 3028 Lindbergh Avenue, Bellingham. The College is seeking funding to begin design of the project in July 2023, with the hope of beginning construction in the summer of 2024.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) to confirm that Buildings A & Y are 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 as soon as possible.

Sincerely,

Chad Stiteler
Vice President, Administrative Services



December 14, 2021

Lummi Indian Business Council
Attn: William Jones Jr., Chairman
2665 Kwina Road
Bellingham, WA, 98226

RE: Notice of Building Demolition and Construction at Bellingham Technical College

Dear Chairman Jones,

Pursuant to Governor's Executive Order 21-02 and out of respect to our local tribal communities, I am writing to inform you of Bellingham Technical College's proposed capital project which includes the demolition of our Building Y portable, renovation of Building A to house the relocated programs from Building Y, and the construction of a new building in the same approximate size and location of Building Y to house our campus' Computer Information Support Services department. The project location is on our campus at 3028 Lindbergh Avenue, Bellingham. The College is seeking funding to begin design of the project in July 2023, with the hope of beginning construction in the summer of 2024.

We have contacted the Washington State Department of Archaeology and Historic Preservation (DAHP) to confirm that Buildings A & Y are 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 as soon as possible.

Sincerely,

Chad Stiteler
Vice President, Administrative Services

TAB B

Preservation Projects



Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 11:27AM

Project Number: 40000871

Project Title: Preventive Facility Maintenance and Bldg System Repairs (23-25)

Description

Starting Fiscal Year: 2024
 Project Class: Preservation
 Agency Priority: 1

Project Summary

This is an M&O fund swap from the operating budget that began in 2003.

Project Description

The State Board requests ending the back of 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. 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 accepted, the State Board requests that the \$22,800,000 in building fees replace the state bond funding in project 40000630 (Minor Works – Preservation (23-25)).

A companion operating budget decision package (M2–FT) to restore these routine operating expenses to the operating budget has been submitted for OFM and legislative review.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

No impacts to growth management.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
060-1	Comm/Tech Cap Proj A-State	114,000,000				22,800,000
	Total	114,000,000	0	0	0	22,800,000
		Future Fiscal Periods				
		2025-27	2027-29	2029-31	2031-33	
060-1	Comm/Tech Cap Proj A-State	22,800,000	22,800,000	22,800,000	22,800,000	
	Total	22,800,000	22,800,000	22,800,000	22,800,000	

Operating Impacts

No Operating Impact

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000871	40000871
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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

Description

Starting Fiscal Year: 2024
 Project Class: Preservation
 Agency Priority: 2

Project Summary
 Minor Works - Preservation

Project Description

The Community and Technical Colleges own roughly 20 million square feet of space. Unforeseen capital repair requirements emerge each year from storm damage, general aging of utilities, roof deterioration, and component failures in boiler and HVAC systems. Facility renovations are also required to accommodate unanticipated installation of new equipment and programmatic changes that are not part of the operating M&O budget. Provide preservation funds to establish the following: 1) SBCTC to establish an Emergency Reserve Fund for use by colleges with catastrophic failures that exceed their financial capability and a Hazardous Material Abatement Fund for unanticipated abatement costs. 2) Conduct the 2021 Facility Condition Survey to prioritize repair needs and assess facility conditions. 3) Establish capital allotments and monitor expenditures. 4) Allocate a small emergency fund to each college to meet the needs of unforeseen capital issues or emergencies.

Location

City: Statewide

County: Statewide

Legislative District: 098

Project Type

Facility Preservation (Minor Works)

Growth Management impacts

No impacts to growth management.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057	State Bldg Constr-Unknown					
057-1	State Bldg Constr-State	22,800,000				22,800,000
060-1	Comm/Tech Cap Proj A-State	5,924,000				5,924,000
Total		28,724,000	0	0	0	28,724,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057	State Bldg Constr-Unknown				
057-1	State Bldg Constr-State				
060-1	Comm/Tech Cap Proj A-State				
Total		0	0	0	0

Operating Impacts

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

Operating Impacts

No Operating Impact

SubProjects

SubProject Number: 40000631

SubProject Title: Emergency Reserve Fund

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000631

SubProject Title: Emergency Reserve Fund

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Project Description

Additional funding to augment emergency projects. Funds are allocated by SBCTC to colleges.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Project Description

Additional funding to augment unanticipated hazardous materials abatement projects. Funds are allocated by SBCTC to colleges.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

Project Description

Funds for SBCTC budget analyst and other capital project support.

Starting Fiscal Year: 2024

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: 2024

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000635

SubProject Title: Bates Technical College

Project Description

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2024

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: 2024

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: 2024

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: 2024

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: 2024

Project Class: Preservation

Agency Priority: 2

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000640

SubProject Title: Centralia 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: 2024

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: 2024

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: 2024

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: 2024

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: 2024

Project Class: Preservation

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000645

SubProject Title: Everett Community 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: 2024

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: 2024

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: 2024

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: 2024

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.

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000649

SubProject Title: Lake Washington Institute of Technology

Starting Fiscal Year: 2024

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: 2024

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: 2024

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: 2024

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: 2024

Project Class: Preservation

Agency Priority: 2

Project Summary

Minor Works - Preservation

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000654

SubProject Title: Pierce College Fort Steilacoom

Project Description

This provides funding to make unforeseen capital repairs when essential Infrastructure or building systems fail.

Starting Fiscal Year: 2024

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: 2024

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: 2024

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: 2024

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: 2024

Project Class: Preservation

Agency Priority: 2

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000659

SubProject Title: Skagit Valley 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: 2024

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: 2024

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: 2024

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: 2024

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: 2024

Project Class: Preservation

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Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000664

SubProject Title: Tacoma Community 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: 2024

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: 2024

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: 2024

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: 2024

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.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000668

SubProject Title: Yakima Valley College

Starting Fiscal Year: 2024

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.

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: 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

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

Location

SubProject Number: 40000635

SubProject Title: Bates Technical College

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

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000631

SubProject Title: Emergency Reserve Fund

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.

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

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000644

SubProject Title: Edmonds 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.

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.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000658

SubProject Title: Shoreline 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.

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.

Funding

Acct Code	Account Title	Expenditures			2023-25 Fiscal Period	
		Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057	State Bldg Constr-Unknown					
057	State Bldg Constr-Unknown					
Total		0	0	0	0	0

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 4000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 4000631

SubProject Title: Emergency Reserve Fund

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	796,000				796,000
057-1	State Bldg Constr-State	1,300,000				1,300,000
057-1	State Bldg Constr-State	334,000				334,000
057-1	State Bldg Constr-State	550,000				550,000
057-1	State Bldg Constr-State	179,000				179,000
057-1	State Bldg Constr-State	383,000				383,000
057-1	State Bldg Constr-State	1,038,000				1,038,000
057-1	State Bldg Constr-State	645,000				645,000
057-1	State Bldg Constr-State	896,000				896,000
057-1	State Bldg Constr-State	866,000				866,000
057-1	State Bldg Constr-State	964,000				964,000
057-1	State Bldg Constr-State	337,000				337,000
057-1	State Bldg Constr-State	931,000				931,000
057-1	State Bldg Constr-State	818,000				818,000
057-1	State Bldg Constr-State	532,000				532,000
057-1	State Bldg Constr-State	541,000				541,000
057-1	State Bldg Constr-State	753,000				753,000
057-1	State Bldg Constr-State	725,000				725,000
057-1	State Bldg Constr-State	300,000				300,000
057-1	State Bldg Constr-State	615,000				615,000
057-1	State Bldg Constr-State	325,000				325,000
057-1	State Bldg Constr-State	560,000				560,000
057-1	State Bldg Constr-State	1,144,000				1,144,000
057-1	State Bldg Constr-State	633,000				633,000
057-1	State Bldg Constr-State	605,000				605,000
057-1	State Bldg Constr-State	727,000				727,000
057-1	State Bldg Constr-State	651,000				651,000
057-1	State Bldg Constr-State	608,000				608,000
057-1	State Bldg Constr-State	44,000				44,000
Total		22,800,000	0	0	0	22,800,000

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000631

SubProject Title: Emergency Reserve Fund

Funding		Expenditures			2023-25 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reapprops	New Approps
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State	460,000				460,000
060-1	Comm/Tech Cap Proj A-State	591,000				591,000
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					
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					
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					
060-1	Comm/Tech Cap Proj A-State	780,000				780,000
060-1	Comm/Tech Cap Proj A-State	816,000				816,000
060-1	Comm/Tech Cap Proj A-State	696,000				696,000
060-1	Comm/Tech Cap Proj A-State	715,000				715,000
060-1	Comm/Tech Cap Proj A-State	487,000				487,000
060-1	Comm/Tech Cap Proj A-State	481,000				481,000
060-1	Comm/Tech Cap Proj A-State	898,000				898,000
060-1	Comm/Tech Cap Proj A-State					
Total		5,924,000	0	0	0	5,924,000

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000635

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057	State Bldg Constr-Unknown				
057	State Bldg Constr-Unknown				
Total		0	0	0	0

		Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</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				
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				
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				
Total		0	0	0	0

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000631

SubProject Title: Emergency Reserve Fund

Operating Impacts

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000631

SubProject Title: Emergency Reserve Fund

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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**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:31PM

Project Number: 40000630

Project Title: Minor Works - Preservation (23-25)

SubProjects

SubProject Number: 40000662

SubProject Title: Spokane Community 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

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000630	40000630
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**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

Description

Starting Fiscal Year: 2024
 Project Class: Preservation
 Agency Priority: 3

Project Summary

Repair or replace building roof components to maintain educational programs and preserve building condition.

Project Description

The Facility Condition Survey identified high priority roof repair needs at 26 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 roofs 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

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	6,207,000				6,207,000
060-1	Comm/Tech Cap Proj A-State	5,000,000				5,000,000
	Total	11,207,000	0	0	0	11,207,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
060-1	Comm/Tech Cap Proj A-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

SubProjects

OFM

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000673

SubProject Title: Bellevue College

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000673

SubProject Title: Bellevue College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Bellevue College - Roof repairs at the Main Campus (080A)

Project Description

- 1) D Building (080-Bldgd; UFI A09171) - The roofing has exceeded its useful life and has multiple areas of failure. The roofing on the south half of the building should be replaced. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency R02). Item cost: \$1,686,000.
- 2) V Building (080-00V; UFI A10483) - The roofing currently leaks and has deteriorated. This type of roof can be refreshed and should be repaired with a new top layer and cap sheet to extend its useful life. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency R01). Item cost: \$395,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Cascadia College - Roof repairs at the Cascadia Community College (300A)

Project Description

- 1) Bothell Library 2 (300-4054; UFI A06977) - Replace the failing section of roofing and spot repair other areas as required. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency R01). Item cost: \$272,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Centralia College - Roof repairs at the Main Campus (121A)

Project Description

- 1) Washington Hall (121-Wah; UFI A08675) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency R02). Item cost: \$148,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Columbia Basin College - Roof repairs at the Main Campus (190A) and the Richland Campus (190B)

Project Description

- 1) Vocational Tech Building (190-00V; UFI A03475) - Repair and recondition the failed sections of roofing and flashing. This

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000676

SubProject Title: Columbia Basin College

deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency R01). Item cost: \$66,000.

2) Multiple Buildings (190B) - Recondition the failing roofing on the three buildings located on the north end of the campus. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency R03). Item cost: \$212,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Edmonds Community College - Roof repairs at the Main Campus (230A)

Project Description

1) Hort Green House (230-Hgh; UFI A05986) - Repair the failed sections of roofing. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency R01). Item cost: \$70,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Everett Community College - Roof repairs at the Main Campus (050A) and the Paine Field Campus (050C)

Project Description

1) Parks/Terrey (050-LSC; UFI A00051) - Recondition the failing roofing to extend its useful life. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency R01). Item cost: \$60,000.

2) Avatn Admin/Classrm (050-C80; UFI A05169) - Recondition the failing roofing to extend its useful life. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency R02). Item cost: \$391,000.

Starting Fiscal Year: 2024

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) - Recondition several areas of roofing that have prematurely degraded. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency R01). Item cost: \$83,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Olympic College - Roof repairs at the Main Campus (030A)

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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000684

SubProject Title: Olympic College

Project Description

1) Business And Technology (030-012; UFI A04881) - Recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency R04). Item cost: \$327,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Renton Technical College - Roof repairs at the Main Campus (270A) and the Courthouse Annex (270B)

Project Description

1) McCormick (270-A; UFI A04666) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency R01). Item cost: \$388,000.

2) Courthouse Annex (270-O; UFI A01369) - Replace the failed section of roofing and parapet cap flashing. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency R02). Item cost: \$370,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Seattle Central College - Roof repairs at the Main Campus (062A)

Project Description

1) Erickson Theater (062-Et; UFI A09728) - Replace the failing roof. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency R01). Item cost: \$146,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Shoreline Community College - Roof repairs at the Main Campus (070A)

Project Description

1) Physed (070-30; UFI A05877) - Repair and recondition the two lower roofs and the upper south section of roofing to extend their useful life. Replace the failed section of flashing to stop leaks near the north parapet on the upper roof. . This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency R01). Item cost: \$182,000.

2) Multiple Buildings (070A) - Repair the failing sections of roofing and water-damaged soffits in several buildings. . This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency R02). Item cost: \$330,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

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2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000689

SubProject Title: South Seattle College

Project Summary

South Seattle College - Roof repairs at the Main Campus (064A)

Project Description

- 1) Heavy Duty Diesel (064-HDM; UFI A01068) - Repair and recondition the failing roofing to extend its useful life. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R01). Item cost: \$187,000.
- 2) Olympic Hall (064-Oly; UFI A02982) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R02). Item cost: \$45,000.
- 3) Jmbrockey Campus Center (064-Jmb; UFI A07344) - Repair and recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency R03). Item cost: \$603,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Spokane Community College - Roof repairs at the Main Campus (171A)

Project Description

- 1) Multiple Buildings (171A) - Replace the failed roof drains and rain leaders within the building. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency R01). Item cost: \$66,000.
- 2) Greenhouse (171-10; UFI A09082) - Replace the failed section of roofing. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency R02). Item cost: \$60,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Spokane Falls Community College - Roof repairs at the Main Campus (172A)

Project Description

- 1) P.E. Annex (172-13; UFI A01742) - Replace the roofing below the stadium seating area and repair the water damage caused by prior leaks. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency R02). Item cost: \$245,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Tacoma Community College - Roof repairs at the Main Campus (220A)

Project Description

- 1) Information Systems - Adjunct Faculty Center (220-18; UFI A08337) - Replace the failed roofing and saturated sections of rigid insulation. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R08). Item cost: \$567,000.
- 2) Mt Saint Helens (220-L1; UFI A08915) - Repair and recondition the failing mansard roofing to extend its useful life. This

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000692

SubProject Title: Tacoma Community College

deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R11). Item cost: \$199,000.

3) Mt Saint Helens (220-L1; UFI A08915) - Repair and recondition the failing roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R10). Item cost: \$100,000.

4) Vancouver (220-L2; UFI A08782) - Repair and recondition the failing mansard roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R13). Item cost: \$199,000.

5) Vancouver (220-L2; UFI A08782) - Repair and recondition the failing roofing to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R12). Item cost: \$133,000.

6) Giaudrone (220-5; UFI A04496) - Replace the failing mansard roofing. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R03). Item cost: \$248,000.

7) Columbia (220-2; UFI A08257) - Replace the failed roofing and repair the damage caused by prior leaks. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R01). Item cost: \$359,000.

8) Columbia (220-2; UFI A08257) - Replace the failing mansard roofing. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R02). Item cost: \$166,000.

9) Meeker (220-17; UFI A04784) - Replace the failed roofing and repair the damage caused by prior leaks. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency R07). Item cost: \$502,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Wenatchee Valley College - Roof repairs at the Main Campus (150A)

Project Description

1) Multiple Buildings (150A) - Repair the failed sections of roofing in the Van Tassell building (near the main corridor), Sexton Hall (near rooms 6005 & 6003) and Knights Hall. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency R02). Item cost: \$74,000.

2) Wenatchi Hall (150-Wti; UFI A06617) - Repair and recondition the failed section of roofing on the east side of the building as well as near the parapet walls, drains and curbs. . This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency R01). Item cost: \$183,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Yakima Valley College - Roof repairs at the Main Campus (160A)

Project Description

1) Student Residence Center (160-035; UFI A06686) - Recondition and repair the roofing over the office areas. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency R01). Item cost: \$163,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

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2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000845

SubProject Title: Bates Technical College

Project Summary

Bates Technical College - Roof repairs at the Central Mohler Campus (280F)

Project Description

1) C.C. Communications Technology Building - Bldg A (280-10; UFI A03194) - The roof has degraded and has required many recent repairs to address leaks. The roofing should be re-surfaced to extend its useful life. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency R01). Item cost: \$34,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Clark College - Roof repairs at the Main Campus (140A)

Project Description

1) Multiple Buildings (140A) - Repair the failing sections of roofing on the Facility Services, Joan Stout Hall, Frost Arts Center, Cannell Library & the Columbia Tech Center to extend their useful life. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency R01). Item cost: \$406,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Clover Park Technical College - Roof repairs at the Main Campus (290A)

Project Description

- 1) Administration/Classrooms (290-19; UFI A02436) - Repair the two sections of failed roofing. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency R01). Item cost: \$247,000.
- 2) Administration (290-17; UFI A09048) - Recondition the roofing to extend its useful life. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency R03). Item cost: \$574,000.
- 3) Health Sciences Facility (290-21; UFI A10198) - Repair green roof to stop water infiltration. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency R02). Item cost: \$124,000.

Starting Fiscal Year: 2024

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) Sprague Hall (040-15; UFI A01220) - Recondition the degraded roofing surface to extend its useful life. Repair water damage due to condensation forming on the bottom of roof panels. Install proper roof insulation to stop water damage from occurring due to condensation. . This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency R02). Item cost: \$269,000.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000851

SubProject Title: Skagit Valley College

2) Fire Station (040-81; UFI A03657) - Replace the failing roofing. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency R04). Item cost: \$122,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Olympic College - Postponed Roof repairs at the Main Campus (030A)

Project Description

1) Hazelwood Library (030-HI; UFI A06195) - Postponed - Repair the roofing by applying a re-surfacing coating to extend its useful life (2019 FCS R02). Item cost: \$236,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 3

Project Summary

Wenatchee Valley College - Postponed Roof repairs at the North Campus (150B)

Project Description

1) Distance Learning Center (150-Nsc9; UFI A20883) - Postponed - Repair the failed foundation on the east perimeter of the building to properly support the roof structure. Repair the roof damage caused by the failed foundation (FCS R02). Item cost: \$55,000.

Location

City: Bellevue	County: King	Legislative District: 041
City: Bothell	County: Snohomish	Legislative District: 001
City: Bremerton	County: Kitsap	Legislative District: 026
City: Bremerton	County: Kitsap	Legislative District: 026
City: Centralia	County: Lewis	Legislative District: 020
City: Everett	County: Snohomish	Legislative District: 038
City: Kirkland	County: King	Legislative District: 045
City: Lakewood	County: Pierce	Legislative District: 029
City: Lynnwood	County: Snohomish	Legislative District: 032
City: Mount Vernon	County: Skagit	Legislative District: 040
City: Pasco	County: Franklin	Legislative District: 016
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

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

Location

SubProject Number: 40000847

SubProject Title: Clark College

City: Vancouver

City: Wenatchee

City: Wenatchee

City: Yakima

County: Clark

County: Chelan

County: Chelan

County: Yakima

Legislative District: 049

Legislative District: 012

Legislative District: 012

Legislative District: 015

Project Type

- Facility Preservation (Minor Works)
- Facility Preservation (Minor Works)
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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000673

SubProject Title: Bellevue College

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000691

SubProject Title: Spokane Falls Community College

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

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

None

Growth Management impacts

None

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000674

SubProject Title: Cascadia College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	720,000				720,000
057-1	State Bldg Constr-State	145,000				145,000
057-1	State Bldg Constr-State	508,000				508,000
057-1	State Bldg Constr-State	829,000				829,000
057-1	State Bldg Constr-State	125,000				125,000
057-1	State Bldg Constr-State	243,000				243,000
057-1	State Bldg Constr-State	2,452,000				2,452,000
057-1	State Bldg Constr-State	256,000				256,000
057-1	State Bldg Constr-State	236,000				236,000
057-1	State Bldg Constr-State	55,000				55,000
057-1	State Bldg Constr-State	162,000				162,000
057-1	State Bldg Constr-State	33,000				33,000
057-1	State Bldg Constr-State	403,000				403,000
057-1	State Bldg Constr-State	40,000				40,000
Total		6,207,000	0	0	0	6,207,000

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000849

SubProject Title: Clover Park Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	897,000				897,000
060-1	Comm/Tech Cap Proj A-State	388,000				388,000
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					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State					
060-1	Comm/Tech Cap Proj A-State	32,000				32,000
060-1	Comm/Tech Cap Proj A-State	70,000				70,000
060-1	Comm/Tech Cap Proj A-State	448,000				448,000
060-1	Comm/Tech Cap Proj A-State	83,000				83,000
060-1	Comm/Tech Cap Proj A-State	324,000				324,000
060-1	Comm/Tech Cap Proj A-State	275,000				275,000
060-1	Comm/Tech Cap Proj A-State	147,000				147,000
060-1	Comm/Tech Cap Proj A-State	270,000				270,000
060-1	Comm/Tech Cap Proj A-State	2,066,000				2,066,000
Total		5,000,000	0	0	0	5,000,000

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000674

SubProject Title: Cascadia College

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
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				
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				
	Total	0	0	0	0

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Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000849

SubProject Title: Clover Park Technical College

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
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				
060-1	Comm/Tech Cap Proj A-State				
060-1	Comm/Tech Cap Proj A-State				
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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				
	Total	0	0	0	0

Operating Impacts

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Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/15/2022 3:01PM

Project Number: 40000670

Project Title: Minor Works - Roof Repairs (23-25)

SubProjects

SubProject Number: 40000673

SubProject Title: Bellevue 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

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

No Operating Impact

No Operating Impact

No Operating Impact

Narrative

No new area.

Narrative

No new area

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

Description

Starting Fiscal Year: 2024
 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 33 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	35,446,000				35,446,000
060-1	Comm/Tech Cap Proj A-State	4,000,000				4,000,000
	Total	39,446,000	0	0	0	39,446,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
060-1	Comm/Tech Cap Proj A-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

This repair does not impact the operating budget.

OFM

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

SubProject Title: Bates Technical College

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2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

SubProject Title: Bates Technical College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Bates Technical College - Facility repairs at the Downtown Campus (280A)

Project Description

- 1) Multiple Buildings (280A) - Several windows in buildings A and C have failed and should be replaced. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F02). Item cost: \$50,000.
- 2) D.C. Main Bldg. - Bldg. A (280-001E; UFI A03217) - Replace the failing HVAC units on the west wing and north wing of the roof and on the north wing of the first floor. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F01). Item cost: \$616,000.
- 3) D.C. Main Bldg. - Bldg. A (280-001E; UFI A03217) - The leaking wall on the west side of the building near room A110B should be repaired to ensure a water-tight condition. The prior water damage should be repaired. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F03). Item cost: \$50,000.
- 4) D.C. Main Bldg. - Bldg. A (280-001E; UFI A03217) - The boiler controls no longer function and should be replaced. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency F04). Item cost: \$67,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Bellevue College - Facility repairs at the Main Campus (080A)

Project Description

- 1) A Building (080-Bldg; UFI A06434) - The switchgear has exceeded its expected life and should be replaced. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F01). Item cost: \$116,000.
- 2) D Building (080-Bldg; UFI A09171) - The rooftop HVAC units continually leak and are at the end of their useful life. These units should be replaced. This deficiency is fully described in the 2019 Bellevue College Facility Condition Survey (Deficiency F02). Item cost: \$590,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Bellingham Technical College - Facility repairs at the Main Campus (250A)

Project Description

- 1) Building C (250-C; UFI A03588) - Multiple sections of failed masonry should be repaired. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F02). Item cost: \$48,000.
- 2) Building G (250-G; UFI A06429) - Replace the failing exhaust hood and fans. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F09). Item cost: \$82,000.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000598

SubProject Title: Bellingham Technical College

- 3) College Services (250-Z; UFI A06652) - The elevator controls have become obsolete and are no longer supported. The controls should be modernized to ensure that the elevator remains reliable. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F10). Item cost: \$245,000.
- 4) Campus Center (250-Cc; UFI A10177) - Replace the failing electrical floor box covers. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F04). Item cost: \$33,000.
- 5) Campus Center (250-Cc; UFI A10177) - Replace the failed door frames. Retain all doors to be re-used in the new frames. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F05). Item cost: \$73,000.
- 6) Campus Center (250-Cc; UFI A10177) - The rubber floor has failed in several areas. These areas should be repaired to maintain a surface that will meet health safety requirements. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F06). Item cost: \$33,000.
- 7) Campus Center (250-Cc; UFI A10177) - Replace the obsolete and un-supported lighting controls. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency F11). Item cost: \$51,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Big Bend Community College - Facility repairs at the Main Campus (180A)

Project Description

- 1) Allied Health (180-170; UFI A08441) - Replace the failing computer server room HVAC units. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F05). Item cost: \$82,000.
- 2) Pe/Comm.Activity Center (180-200; UFI A03569) - Replace the failed louver system and controls in the two air handlers. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F04). Item cost: \$260,000.
- 3) Student Center/Admin. (180-140; UFI A08476) - Replace the two failing pad-mounted HVAC units. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F01). Item cost: \$149,000.
- 4) Student Center/Admin. (180-140; UFI A08476) - Replace the two obsolete HVAC units. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F02). Item cost: \$98,000.
- 5) Library/Atec (180-180; UFI A06637) - Replace five failing storefront systems and ten doors that are beyond their useful life. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F03). Item cost: \$163,000.
- 6) Fine Arts (180-190; UFI A03886) - Replace the failing and obsolete HVAC controls. This deficiency is fully described in the 2019 Big Bend Community College Facility Condition Survey (Deficiency F06). Item cost: \$74,000.

Starting Fiscal Year: 2024

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) Multiple Buildings (121A) - Replace the obsolete fire alarm panels that are no longer supported by the vendor. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F01). Item cost: \$442,000.

Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000600

SubProject Title: Centralia College

2) Centralia College East (121-Cce; UFI A00829) - Replace the failing heat pumps. This deficiency is fully described in the 2019 Centralia College Facility Condition Survey (Deficiency F02). Item cost: \$71,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Clark College - Facility repairs at the Main Campus (140A)

Project Description

- 1) Applied Arts I (140-AA1; UFI A04453) - Replace the failed exhaust fan. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F09). Item cost: \$98,000.
- 2) Pechanec Hall (140-APH; UFI A03068) - Repair the degraded air handler by replacing the failed return air fan and mixed air damper. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F07). Item cost: \$155,000.
- 3) Multiple Buildings (140A) - Replace the Dover elevator controls that have become obsolete and are no longer supported. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F04). Item cost: \$374,000.
- 4) Multiple Buildings (140A) - Replace the fire alarm panels that have become obsolete and are no longer supported by the vendor. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F05). Item cost: \$647,000.
- 5) Gaiser Hall (140-Gh; UFI A09419) - Repair the air handler supporting the student center and replace the associated fire dampers that no longer function. . This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency F06). Item cost: \$163,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Clover Park Technical College - Facility repairs at the Main Campus (290A) and the Pierce Co. Airport Site (290G)

Project Description

- 1) Transportation Trades (290-3; UFI A02550) - Replace the failing boilers. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F04). Item cost: \$411,000.
- 2) Administration/Classrooms (290-19; UFI A02436) - Replace the obsolete water heater. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F06). Item cost: \$108,000.
- 3) Technology (290-16; UFI A09483) - Repair the failing sections of the exterior insulation and stucco finish system to ensure that the envelope is water-tight. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F01). Item cost: \$280,000.
- 4) Technology (290-16; UFI A09483) - Replace several failed or failing exterior doors. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F05). Item cost: \$47,000.
- 5) Administration (290-17; UFI A09048) - Replace the obsolete and failed light fixtures throughout south side of building. . This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F07). Item cost: \$83,000.
- 6) Student Center (290-23; UFI A07516) - Repair the HVAC unit and replace the failed compressor. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F03). Item cost: \$50,000.

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Report Number: CBS002

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000602

SubProject Title: Clover Park Technical College

- 7) South Hill Campus (290-SHC; UFI A09957) - Replace the failing circulation pumps that serve the boiler and chiller. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F02). Item cost: \$124,000.
- 8) South Hill Campus (290-SHC; UFI A09957) - Repair and recondition the stucco and steel entry cover system. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F08). Item cost: \$75,000.
- 9) South Hill Campus (290-SHC; UFI A09957) - Replace the failing hanger door hardware. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency F09). Item cost: \$75,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Columbia Basin College - Facility repairs at the Main Campus (190A)

Project Description

- 1) Multiple Buildings (190A) - Replace ten obsolete water heaters that have exceeded their expected life. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F01). Item cost: \$131,000.
- 2) Administration Building (190-00A; UFI A09316) - Repair and recondition the failing chiller. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F02). Item cost: \$212,000.
- 3) Library Building (190-00L; UFI A07081) - Repair and recondition the failing cooling tower circulation loop system and replace the associated failed pipe trap. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency F03). Item cost: \$82,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Edmonds Community College - Facility repairs at the Main Campus (230A)

Project Description

- 1) Multiple Buildings (230A) - Repair 20 doors with failing locks. The old locks should be retained for spare parts for other similar doors on campus. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F09). Item cost: \$133,000.
- 2) Lynnwood Hall (230-Lyn; UFI A04627) - Replace the obsolete variable air volume units and abate all asbestos that will be disturbed in the ceiling plenum. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F04). Item cost: \$495,000.
- 3) Woodway Hall (230-Wwy; UFI A01301) - Replace the failing elevator and controls. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F01). Item cost: \$465,000.
- 4) Utility (230-Uty; UFI A04725) - Replace the failed floats in the cooling towers. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F03). Item cost: \$42,000.
- 5) Mountlake Terrace Hall (230-Mlt; UFI A09413) - The obsolete and unreliable HVAC and lighting controls should be replaced. The working components should be retained and used for spare parts in similar systems found in Woodway Hall. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F06). Item cost: \$298,000.

Capital Project Request

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000604

SubProject Title: Edmonds Community College

6) Snohomish Hall (230-Snh; UFI A05555) - Replace the obsolete and unreliable HVAC controls. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency F07). Item cost: \$125,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Everett Community College - Facility repairs at the Main Campus (050A) and the Paine Field Campus (050C)

Project Description

- 1) Parks/Terrey (050-LSC; UFI A00051) - Replace the failed windows. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F03). Item cost: \$98,000.
- 2) Multiple Buildings (050A) - Replace the failed door exit hardware found across campus. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F05). Item cost: \$167,000.
- 3) Multiple Buildings (050A) - Replace the failed and obsolete lighting controls. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F06). Item cost: \$132,000.
- 4) Multiple Buildings (050C) - Repair the hanger doors and hardware. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency F07). Item cost: \$83,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Grays Harbor College - Facility repairs at the Main Campus (020A)

Project Description

- 1) Multiple Buildings (020A) - Replace the failed windows. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F05). Item cost: \$513,000.
- 2) Auto/Weld Technology (020-1900; UFI A05800) - Replace the failing fire alarm panel. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F01). Item cost: \$50,000.
- 3) Physci (020-800; UFI A05609) - Replace the failing elevator car and controls. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency F02). Item cost: \$408,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Green River Community College - Facility repairs at the Child Care Site (100F) and the Main Campus (100A)

Project Description

- 1) Child Care Center (100-32; UFI A09404) - Replace the failing HVAC units. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F02). Item cost: \$169,000.
- 2) (New) Holman Library (100-33; UFI A07353) - Repair and recondition the backup HVAC unit. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F06). Item cost: \$50,000.
- 3) Administration (100-20; UFI A07509) - Replace the obsolete electrical switchgear and distribution panels. This deficiency

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Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000607

SubProject Title: Green River Community College

is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency F01). Item cost: \$738,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Highline College - Facility repairs at the Main Campus (090A)

Project Description

- 1) Multiple Buildings (090A) - Replace the failing components in the re-heat boxes in building 10 and 17. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F02). Item cost: \$329,000.
- 2) Student Union Building (090-8; UFI A07446) - Replace the obsolete and unreliable chiller. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F01). Item cost: \$493,000.
- 3) 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 F05). Item cost: \$37,000.
- 4) Instructional Computer Ct (090-30; UFI A04923) - Replace the obsolete and unreliable chiller. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F04). Item cost: \$818,000.
- 5) Classroom F (090-14; UFI A05209) - Replace the failing air flow boxes. This deficiency is fully described in the 2019 Highline College Facility Condition Survey (Deficiency F03). Item cost: \$288,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Lake Washington Institute of Technology - Facility repairs at the Main Campus (260A)

Project Description

- 1) East Building (260-EAS; UFI A02059) - Replace the failing toilet anchors and strengthen walls that support the anchors. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F04). Item cost: \$80,000.
- 2) East Building (260-EAS; UFI A02059) - Replace the failing overhead doors. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F09). Item cost: \$280,000.
- 3) West Building (260-WES; UFI A09481) - Resurface and recondition the pedestrian bridge spanning the fire lane from the West Parking Lot to the West Building main entry. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F01). Item cost: \$143,000.
- 4) Technology Center (260-TEC; UFI A05661) - Replace the obsolete and unreliable air conditioning unit in the computer server room. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F07). Item cost: \$100,000.
- 5) Multiple Buildings (260A) - Replace the obsolete fire alarm panels in several buildings that are no longer supported by the vendor. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency F06). Item cost: \$264,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

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Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000610

SubProject Title: Lower Columbia College

Project Summary

Lower Columbia College - Facility repairs at the Main Campus (130A)

Project Description

- 1) Don Talley Building (130-DTV; UFI A06718) - Replace the failed split-unit heat pump. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F04). Item cost: \$33,000.
- 2) Home & Family Life Center (130-Hfl; UFI A06111) - Replace the failing heat pumps. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F01). Item cost: \$66,000.
- 3) Rose Center For The Arts (130-Rca; UFI A02802) - Replace the failing boiler. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F03). Item cost: \$179,000.
- 4) Rose Center For The Arts (130-Rca; UFI A02802) - Replace the failing lighting controls and associated wiring. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency F05). Item cost: \$405,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

North Seattle College - Facility repairs at the Main Campus (063A)

Project Description

- 1) Instructional Building (063-lb; UFI A04706) - There is a section of ductwork that has collapsed. This section should be replaced. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F04). Item cost: \$50,000.
- 2) Wellness Center (063-Wc; UFI A05052) - Repair the leaking roof, parapet cap and storefront window systems near the upper building perimeter parapet wall to create a water -tight building envelope. . This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency F03). Item cost: \$166,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Olympic College - Facility repairs at the Main Campus (030A)

Project Description

- 1) Multiple buildings (030A) - Replace the failing door hardware in several buildings (Not included in the 2019 college Facility Condition Survey). Item cost: \$278,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Peninsula College - Facility repairs at the Main Campus (010A)

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000613

SubProject Title: Peninsula College

Project Description

- 1) Theatre/Student Union (010-00J; UFI A04882) - Replace two obsolete 2-ton HVAC units. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F03). Item cost: \$99,000.
- 2) Conference Center (010-00A; UFI A07625) - Replace the failing heat pumps. This deficiency is fully described in the 2019 Peninsula College Facility Condition Survey (Deficiency F06). Item cost: \$131,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Pierce College Fort Steilacoom - Facility repairs at the Ft. Steilacoom Campus (111A)

Project Description

- 1) Cascade Bldg (111-S1; UFI A08348) - Replace the obsolete chiller. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F01). Item cost: \$314,000.
- 2) Cascade Bldg (111-S1; UFI A08348) - Replace the failing skylight. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F04). Item cost: \$133,000.
- 3) Cascade Bldg (111-S1; UFI A08348) - Replace the obsolete mechanical system controls. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F06). Item cost: \$124,000.
- 4) Olympic North Bldg (111-S7; UFI A01116) - Recondition the HVAC unit to extend its useful life. This deficiency is fully described in the 2019 Pierce College Fort Steilacoom Facility Condition Survey (Deficiency F03). Item cost: \$141,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Pierce College Puyallup - Facility repairs at the Puyallup Campus (112B)

Project Description

- 1) Gaspard Admin. Bldg (112-Pc1; UFI A03274) - Recondition two unreliable air handlers in the mechanical penthouse to extend their useful life. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F02). Item cost: \$287,000.
- 2) Gaspard Admin. Bldg (112-Pc1; UFI A03274) - Recondition the skylight system and replace seals to ensure a water -tight condition. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F03). Item cost: \$83,000.
- 3) Gaspard Admin. Bldg (112-Pc1; UFI A03274) - Replace the failing door operators. This deficiency is fully described in the 2019 Pierce College Puyallup Facility Condition Survey (Deficiency F04). Item cost: \$165,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Renton Technical College - Facility repairs at the Main Campus (270A)

Project Description

Capital Project Request

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000616

SubProject Title: Renton Technical College

- 1) Campus Center (270-I; UFI A04253) - Replace four obsolete and unreliable air handling units. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F03). Item cost: \$133,000.
- 2) Campus Center (270-I; UFI A04253) - Replace the obsolete hot water circulation pumps and storage tank. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F12). Item cost: \$44,000.
- 3) Multiple Buildings (270A) - Replace five failing overhead doors. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F04). Item cost: \$100,000.
- 4) Multiple Buildings (270A) - Replace the deteriorated bathroom partitions in buildings A, B, and L. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F05). Item cost: \$35,000.
- 5) Multiple Buildings (270A) - Replace the degraded plumbing fixtures and shut off valves in buildings B, F and I. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F07). Item cost: \$50,000.
- 6) Technology Resource Cntr (270-C; UFI A05103) - Replace the failing HVAC system actuators. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F01). Item cost: \$115,000.
- 7) Paul Greco - Bldg K1 (270-K1; UFI A25160) - Replace three obsolete air handlers. Any salvageable components should be retained to be used for spare parts to extend the life of the other units. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F14). Item cost: \$248,000.
- 8) Paul Greco - Bldg K2 (270-K2; UFI A25161) - Replace two obsolete air handlers. Any salvageable components should be retained to be used for spare parts to extend the life of the other units. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency F15). Item cost: \$166,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Seattle Central College - Facility repairs at the Main Campus (062A) and the Wood Construction Campus (062B)

Project Description

- 1) Broadway/Edison (062-BE; UFI A02501) - Replace the main electrical switchgear. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F02). Item cost: \$1,845,000.
- 2) Broadway/Edison (062-BE; UFI A02501) - Repair the failing masonry over the east and south building entrances to ensure that they are structurally sound. Repair and re-seal other degraded areas of masonry to create a water-tight envelope and repair damage caused by previous leaks. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F06). Item cost: \$689,000.
- 3) Broadway/Edison (062-BE; UFI A02501) - Replace the failing Direct Expansion chiller unit. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F09). Item cost: \$199,000.
- 4) Broadway/Edison (062-BE; UFI A02501) - Replace the obsolete air supply fan system. Since this type of fan is no longer available, an array of smaller fans should replace the failing fan. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F10). Item cost: \$827,000.
- 5) Broadway Performance Hall (062-BPH; UFI A02918) - Replace the obsolete elevator controls and modernize the elevator. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F11). Item cost: \$788,000.
- 6) Mitchell Activity Center (062-Mac; UFI A06198) - Repair the leaking concrete envelope near the mechanical room on the northeast corner of the building. Also, repair the damage caused by the leaks. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F07). Item cost: \$50,000.
- 7) Wood Constr Center (062-Wcc; UFI A10964) - Repair the failing storm lines, tight lines and footing drains to ensure that

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Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000617

SubProject Title: Seattle Central College

water does not build up on the outside of the building foundation. Repair the water damage caused by prior leaks. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency F08). Item cost: \$50,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Shoreline Community College - Facility repairs at the Main Campus (070A)

Project Description

- 1) Humcla (070-15; UFI A02462) - Repair the orchestra pit foundation drainage system to create a water -tight system. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F08). Item cost: \$50,000.
- 2) Multiple Buildings (070A) - Replace four failed door operators in various buildings and several degraded doors in building 9000. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F04). Item cost: \$42,000.
- 3) Multiple Buildings (070A) - Recondition the failed concrete surfaces of the pedestrian access bridge near the 3000 building and the shear wall near the elevator at the 2900 building to stop water infiltration. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F05). Item cost: \$34,000.
- 4) Foss (070-50; UFI A06886) - Replace the obsolete boilers. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F02). Item cost: \$264,000.
- 5) Vocational Arts Facility (070-20; UFI A03730) - Repair two failing air handlers to extend their useful life. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F06). Item cost: \$50,000.
- 6) Vocational Arts Facility (070-20; UFI A03730) - Replace the obsolete boiler and failed circulation pumps. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F07). Item cost: \$264,000.
- 7) Pagoda Union Building (070-90; UFI A02866) - Replace the two failed boilers. This deficiency is fully described in the 2019 Shoreline Community College Facility Condition Survey (Deficiency F01). Item cost: \$264,000.

Starting Fiscal Year: 2024

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) Whidbey Old Main (040-11; UFI A06127) - Replace the obsolete and failing boiler, circulation pump, expansion tank and valves. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F01). Item cost: \$384,000.
- 2) Whidbey Old Main (040-11; UFI A06127) - Replace the failing radiant heaters. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F02). Item cost: \$554,000.
- 3) Whidbey Old Main (040-11; UFI A06127) - Replace the failing windows and water-damaged trim. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F03). Item cost: \$401,000.
- 4) Sprague Hall (040-15; UFI A01220) - Replace four obsolete univent heaters and exhaust fans. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F07). Item cost: \$196,000.

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Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000619

SubProject Title: Skagit Valley College

- 5) Oak Hall (040-16; UFI A03072) - Replace the failing central water heater and deteriorated sections of pipe. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F05). Item cost: \$76,000.
- 6) Multiple Buildings (040C) - Replace the master clock and intercom system components that are physically integrated into campus facilities (built-in) and are not considered to be wireless or remote components. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F16). Item cost: \$190,000.
- 7) Whidbey Child Care Center (040-19; UFI A03782) - Replace the failing heater and air conditioning unit serving the lower floor of the building. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F06). Item cost: \$58,000.
- 8) Ford Hall (040-54; UFI A05075) - Replace the failing main electrical disconnect switch. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F11). Item cost: \$53,000.
- 9) Ford Hall (040-54; UFI A05075) - Replace ten obsolete HVAC units. Salvageable parts should be retained to help maintain the remaining units. . This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F12). Item cost: \$536,000.
- 10) Multiple Buildings (040A) - Replace the master clock and intercom system components that are physically integrated into campus facilities (built-in) and are not considered to be wireless or remote components. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F13). Item cost: \$208,000.
- 11) San Juan Center (040-89; UFI A04979) - Replace the obsolete HVAC units and the failed control system. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency F10). Item cost: \$261,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

South Puget Sound Community College - Facility repairs at the Main Campus (240A)

Project Description

- 1) Multiple Buildings (240A) - Repair the water damage that has occurred in multiple buildings at windows with failed or missing flashing. Install proper flashing and sealant to ensure that the building envelope does not leak. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F01). Item cost: \$680,000.
- 2) Multiple Buildings (240A) - Replace the failing heat pumps (Not included in the 2019 college Facility Condition Survey). Item cost: \$493,000.
- 3) Natural Sciences: BLDG 35 (240-35; UFI A00549) - Replace the failing exhaust fan damper system. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F02). Item cost: \$165,000.
- 4) Grounds Shop: BLDG 13 (240-13; UFI A02772) - Replace the obsolete heat pump. This deficiency is fully described in the 2019 South Puget Sound Community College Facility Condition Survey (Deficiency F03). Item cost: \$75,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

South Seattle College - Facility repairs at the Main Campus (064A) and the Duwamish Campus (064B)

Project Description

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000621

SubProject Title: South Seattle College

- 1) Robert Smith (064-RSB; UFI A08446) - Replace the two smaller obsolete HVAC units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F01). Item cost: \$199,000.
- 2) Culinary Arts Bldg (Cab) (064-CAB; UFI A09411) - Replace the obsolete and failing ten -ton HVAC units. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F03). Item cost: \$223,000.
- 3) Olympic Hall (064-Oly; UFI A02982) - Repair the stucco on the north and east walls of the auditorium to ensure a water -tight envelope. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F02). Item cost: \$116,000.
- 4) Multiple Buildings (064B) - Replace the failing windows across campus. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F05). Item cost: \$34,000.
- 5) Multiple Buildings (064B) - Replace the failed concrete panel joints. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency F06). Item cost: \$34,000.

Starting Fiscal Year: 2024

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) Environmental Sciences (171-8; UFI A09615) - Replace the failing and obsolete air handler. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F01). Item cost: \$262,000.
- 2) Main (171-1; UFI A08547) - Repair the HVAC units that serve the baker to extend their useful life. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F05). Item cost: \$164,000.
- 3) Main (171-1; UFI A08547) - Replace the obsolete univent heaters in the bakery and in the north & south corridors. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F06). Item cost: \$245,000.
- 4) Student Center (171-6; UFI A06460) - Repair the chiller that serves the auditorium to extend its useful life. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F07). Item cost: \$131,000.
- 5) Multiple Buildings (171A) - Replace the obsolete DMS HVAC controls in buildings 1, 5, 6, 8 and 15. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F04). Item cost: \$326,000.
- 6) Multiple Buildings (171A) - Replace the obsolete and failing UNC HVAC controls located in many of the campus buildings. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F13). Item cost: \$83,000.
- 7) Learning Resources Center (171-16; UFI A07767) - Replace the failed fire curtain. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F10). Item cost: \$66,000.
- 8) Livingston Science And Mathematics (171-27; UFI A09000) - Repair the leaking chiller to extend its useful life. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F12). Item cost: \$131,000.
- 9) Student Services (171-15; UFI A08828) - Replace the obsolete boilers. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F09). Item cost: \$50,000.
- 10) Colville Center, Owned (171-617; UFI A06470) - Replace the leaking section of the main fire suppression trunk pipe that is used to feed the dry fire suppression system. This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency F14). Item cost: \$64,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000623

SubProject Title: Spokane Falls Community College

Project Summary

Spokane Falls Community College - Facility repairs at the Main Campus (172A)

Project Description

- 1) Student Union Building (172-17; UFI A02310) - Replace two obsolete multi-zoned HVAC units in the rooftop penthouse. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F01). Item cost: \$861,000.
- 2) Student Union Building (172-17; UFI A02310) - Replace the two failed HVAC units serving the atrium dining area. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F05). Item cost: \$326,000.
- 3) Computing, Mathematics And Tech. (172-18; UFI A01955) - Replace the obsolete boiler. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F07). Item cost: \$131,000.
- 4) Library (172-2; UFI A09692) - Replace the obsolete north elevator (car 3). This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F04). Item cost: \$326,000.
- 5) Multiple Buildings (172A) - Replace the obsolete pneumatic HVAC controls in multiple buildings on campus. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F03). Item cost: \$488,000.
- 6) Falls Gateway (172-30; UFI A12985) - Replace the failed air handler heat wheel to regain full function of the heat exchange system. This deficiency is fully described in the 2019 Spokane Falls Community College Facility Condition Survey (Deficiency F08). Item cost: \$164,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Tacoma Community College - Facility repairs at the Main Campus (220A)

Project Description

- 1) Tahoma - Opgaard Student Center (220-11; UFI A07930) - Replace three obsolete air handlers. Any salvageable components should be retained to be used for spare parts to extend the life of the other units. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F06). Item cost: \$297,000.
- 2) Pearl Wanamaker (220-7; UFI A01540) - Replace the obsolete and failing chillers. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F02). Item cost: \$754,000.
- 3) Pearl Wanamaker (220-7; UFI A01540) - Replace one of the Dover elevator controls that are no longer be supported by the vendor. Retain any salvageable components to be used to extend the useful life of the other elevator. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F03). Item cost: \$158,000.
- 4) Columbia (220-2; UFI A08257) - Replace the failing heat pump. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F01). Item cost: \$59,000.
- 5) Tye (220-8; UFI A05550) - Repair the failing air handler to extend its useful life. This deficiency is fully described in the 2019 Tacoma Community College Facility Condition Survey (Deficiency F05). Item cost: \$141,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

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Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000625

SubProject Title: Walla Walla Community College

Project Summary

Walla Walla Community College - Facility repairs at the Main Campus (200A)

Project Description

- 1) Vocational Technical (200-J; UFI A05479) - Replace the failing air handler and exhaust system. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F03). Item cost: \$181,000.
- 2) Multiple Buildings (200A) - Replace several failed doors in multiple buildings. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F16). Item cost: \$261,000.
- 3) Multiple Buildings (200A) - Repair the failing exterior finish insulation systems on the Technology and Votech buildings. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F14). Item cost: \$33,000.
- 4) Main Building (200-D; UFI A02150) - Replace the failing multi-zone air handler unit which supplies air to the technology area. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F02). Item cost: \$295,000.
- 5) Main Building (200-D; UFI A02150) - Repair and recondition air handlers 3, 4 and 5 to extend their useful life. Replace the failed system dampers and controls. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F03). Item cost: \$488,000.
- 6) Main Building (200-D; UFI A02150) - Replace the failed water regulator valves that control flow between circulation pumps in the heating and cooling loops. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F10). Item cost: \$66,000.
- 7) Main Building (200-D; UFI A02150) - Replace the four failing mechanical system electric motor controls. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F12). Item cost: \$520,000.
- 8) Main Building (200-D; UFI A02150) - Replace the failing quarry tile. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F15). Item cost: \$99,000.
- 9) Technology Center (200-F; UFI A07510) - Replace the failing chiller. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency F01). Item cost: \$209,000.

Starting Fiscal Year: 2024

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) Brown Library (150-BLM; UFI A02712) - Replace the obsolete and failing rooftop exhaust fans. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F07). Item cost: \$37,000.
- 2) Sexton (150-SXT; UFI A06871) - Replace the obsolete and failing re-heat coils in rooms 6003 & 6008. . This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F05). Item cost: \$41,000.
- 3) Sexton (150-SXT; UFI A06871) - Replace the failed windows. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F09). Item cost: \$66,000.
- 4) Batjer (150-BTJ; UFI A04052) - Replace the failing Automotive and Service Center entrance doors. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F02). Item cost: \$46,000.
- 5) Batjer (150-BTJ; UFI A04052) - Replace the failing heating coils that serve the Service Center and Machining classrooms. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F04). Item cost: \$58,000.
- 6) Batjer (150-BTJ; UFI A04052) - Replace the failing circulation pumps. This deficiency is fully described in the 2019

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Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000626

SubProject Title: Wenatchee Valley College

Wenatchee Valley College Facility Condition Survey (Deficiency F08). Item cost: \$90,000.

7) Eller/Fox (150-Efs; UFI A00748) - Replace the failing fume hood exhaust fans in room 3002. . This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F13). Item cost: \$40,000.

8) Eller/Fox (150-Efs; UFI A00748) - Replace the leaking coil in air handler 3. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F14). Item cost: \$164,000.

9) Wells (150-Wel; UFI A04977) - Replace the leaking hydronic heating coils in the hallways. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F11). Item cost: \$58,000.

10) Wells (150-Wel; UFI A04977) - Replace the failed heating coil in the air handler serving the Instruction Office. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F12). Item cost: \$82,000.

11) Refrigeration (150-Rfg; UFI A05917) - Replace the failing rooftop HVAC unit. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F06). Item cost: \$123,000.

12) Wenatchi Hall (150-Wti; UFI A06617) - Replace the obsolete and unreliable domestic water pressure booster pumps and controls. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F15). Item cost: \$33,000.

13) North Administration Bldg (150-NAD; UFI A08937) - Repair the water-damaged roof soffits. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency F01). Item cost: \$58,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Whatcom Community College - Facility repairs at the Main Campus (210A)

Project Description

1) Heiner Center (210-666; UFI A07067) - Replace the failing cooling coils and failed compressor to refurbish and extend the life of the condensing unit. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F07). Item cost: \$50,000.

2) Heiner Center (210-666; UFI A07067) - Replace the failing curtain wall system on the east end of the building. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F11). Item cost: \$967,000.

3) Heiner Center (210-666; UFI A07067) - Modernize the obsolete Otis elevator controls, machine room equipment, door equipment, cab fixtures, cables, glides, and other components necessary to ensure code compliance and controls compatibility. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F16). Item cost: \$213,000.

4) Syre Student Center (210-333; UFI A08457) - Modernize the obsolete Dover elevator controls, machine room equipment, door equipment, cab fixtures, cables, glides, and other components necessary to ensure code compliance and controls compatibility. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F17). Item cost: \$213,000.

5) Multiple Buildings (210A) - Replace all obsolete smoke detectors. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F15). Item cost: \$45,000.

6) Kelly Hall (210-444; UFI A01167) - Replace the obsolete and failing boiler. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F02). Item cost: \$131,000.

7) Kelly Hall (210-444; UFI A01167) - Replace eight obsolete heat pumps. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F04). Item cost: \$112,000.

8) Laidlaw Center (210-999; UFI A06305) - Replace failing motors, dampers and control valves found in typical variable air

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000627

SubProject Title: Whatcom Community College

volume heat boxes in multiple buildings. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F05). Item cost: \$131,000.

9) Cascade Hall (210-777; UFI A00223) - Remove and replace the three failing rooftop HVAC units. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F03). Item cost: \$50,000.

10) Cascade Hall (210-777; UFI A00223) - Replace the failing HVAC unit serving the computer server room. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F14). Item cost: \$50,000.

11) Kulshan Hall (210-222; UFI A04490) - Remove and replace old Victaulic fittings throughout the building, including the mechanical room. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency F10). Item cost: \$82,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Yakima Valley College - Facility repairs at the Grandview Campus (160B) and the Main Campus (160A)

Project Description

1) Skills Center (160-029; UFI A09333) - Replace two failing HVAC units. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F09). Item cost: \$260,000.

2) Student Residence Center (160-035; UFI A06686) - Replace two failing air handlers. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F07). Item cost: \$389,000.

3) Student Residence Center (160-035; UFI A06686) - Replace both failing boilers. Three quarters of the building served is used for dorms, which is considered to be an enterprise activity and does not qualify for capital repair funds. Therefore, three quarters of the project funds will be contributed by the college (local funds). This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F08). Item cost: \$82,000.

4) Skills Center B (160-0; UFI A17315) - Replace two failing air handlers. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F10). Item cost: \$115,000.

5) North Boiler Room (160-010; UFI A09445) - Replace the obsolete boilers. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F04). Item cost: \$260,000.

6) Grandview Center (160-046; UFI A01507) - Replace the obsolete air handler. This deficiency is fully described in the 2019 Yakima Valley College Facility Condition Survey (Deficiency F02). Item cost: \$404,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 4

Project Summary

Cascadia College - Facility repairs at the Cascadia Community College (300A)

Project Description

1) Bothell Library 2 (300-4054; UFI A06977) - Replace the obsolete boilers. The cost must be shared 50/50 with the University of Washington since these are shared assets owned by both agencies. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F04). Item cost: \$248,000.

2) Bothell Library (300-3998; UFI A05564) - Replace the obsolete boiler. The cost must be shared 50/50 with the University of Washington since this is a shared asset owned by both agencies. This deficiency is fully described in the 2019 Cascadia College Facility Condition Survey (Deficiency F01). Item cost: \$166,000.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000836

SubProject Title: Cascadia College

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

Project Type

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000628

SubProject Title: Yakima Valley 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

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Growth Management impacts

These projects should not impact growth management.

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000607

SubProject Title: Green River 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.

Growth Management impacts

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Growth Management impacts

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Growth Management impacts

These projects should not impact growth management.

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Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000621

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.

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.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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					
057-1	State Bldg Constr-State	830,000				830,000
057-1	State Bldg Constr-State	1,253,000				1,253,000
057-1	State Bldg Constr-State	425,000				425,000
057-1	State Bldg Constr-State	1,558,000				1,558,000
057-1	State Bldg Constr-State	480,000				480,000
057-1	State Bldg Constr-State	971,000				971,000
057-1	State Bldg Constr-State	957,000				957,000
057-1	State Bldg Constr-State	1,965,000				1,965,000
057-1	State Bldg Constr-State	867,000				867,000
057-1	State Bldg Constr-State	683,000				683,000
057-1	State Bldg Constr-State	216,000				216,000
057-1	State Bldg Constr-State	278,000				278,000
057-1	State Bldg Constr-State	230,000				230,000
057-1	State Bldg Constr-State	712,000				712,000
057-1	State Bldg Constr-State	535,000				535,000
057-1	State Bldg Constr-State	891,000				891,000
057-1	State Bldg Constr-State	4,448,000				4,448,000
057-1	State Bldg Constr-State	968,000				968,000
057-1	State Bldg Constr-State	2,917,000				2,917,000
057-1	State Bldg Constr-State	1,413,000				1,413,000
057-1	State Bldg Constr-State	606,000				606,000
057-1	State Bldg Constr-State	1,522,000				1,522,000
057-1	State Bldg Constr-State	2,296,000				2,296,000
057-1	State Bldg Constr-State	1,409,000				1,409,000
057-1	State Bldg Constr-State	2,152,000				2,152,000
057-1	State Bldg Constr-State	896,000				896,000
057-1	State Bldg Constr-State	2,044,000				2,044,000
057-1	State Bldg Constr-State	1,510,000				1,510,000
057-1	State Bldg Constr-State	414,000				414,000
Total		35,446,000	0	0	0	35,446,000

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	783,000				783,000
060-1	Comm/Tech Cap Proj A-State	706,000				706,000
060-1	Comm/Tech Cap Proj A-State	565,000				565,000
060-1	Comm/Tech Cap Proj A-State	826,000				826,000
060-1	Comm/Tech Cap Proj A-State	513,000				513,000
060-1	Comm/Tech Cap Proj A-State	607,000				607,000
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					
Total		4,000,000	0	0	0	4,000,000

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

SubProject Title: Bates Technical College

	Future Fiscal Periods			
	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</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				
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057-1 State Bldg Constr-State				
057-1 State Bldg Constr-State				
057-1 State Bldg Constr-State				
Total	0	0	0	0

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
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				
060-1	Comm/Tech Cap Proj A-State				
Total		0	0	0	0

Operating Impacts

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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000596

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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No Operating Impact

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:36PM

Project Number: 40000595

Project Title: Minor Works - Facility Repairs (23-25)

SubProjects

SubProject Number: 40000627

SubProject Title: Whatcom 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

This repair does not impact the operating budget.

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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

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000595	40000595
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**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

Description

Starting Fiscal Year: 2024
 Project Class: Preservation
 Agency Priority: 5

Project Summary

Repair or replace site components to maintain access to educational programs and preserve campus condition.

Project Description

The Facility Condition Survey identified high priority site repair needs at 21 colleges. If these projects are deferred, building access and use may be disrupted and students would not have access to some educational programs.

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

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	5,171,000				5,171,000
060	Comm/Tech Cap Proj A-Unknown					
060-1	Comm/Tech Cap Proj A-State	1,000,000				1,000,000
	Total	6,171,000	0	0	0	6,171,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
060	Comm/Tech Cap Proj A-Unknown				
060-1	Comm/Tech Cap Proj A-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProjects

OFM

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000716

SubProject Title: South Seattle College

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Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000716

SubProject Title: South Seattle College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

South Seattle College - Site repairs at the Main Campus (064A)

Project Description

1) Site (064A) - Replace the failing light poles along the east emergency access road. This deficiency is fully described in the 2019 South Seattle College Facility Condition Survey (Deficiency S02). Item cost: \$444,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Spokane Community College - Site repairs at the Main Campus (171A)

Project Description

1) Site (171A) - Replace the electrical fault indicators located in various vaults on campus. . This deficiency is fully described in the 2019 Spokane Community College Facility Condition Survey (Deficiency S01). Item cost: \$74,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Walla Walla Community College - Site repairs at the Main Campus (200A)

Project Description

1) Site (200A) - Replace the sections of failed sewer line located near the welcome center and also near the basement kitchen. . This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency S01). Item cost: \$42,000.

2) Site (200A) - Replace the failed water system isolation valves. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency S02). Item cost: \$40,000.

3) Site (200A) - Replace the obsolete and unreliable fuel pump control board, meters and card reader system. This deficiency is fully described in the 2019 Walla Walla Community College Facility Condition Survey (Deficiency S03). Item cost: \$50,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Bates Technical College - Site repairs at the Downtown Campus (280A)

Project Description

1) Site (280A) - The pedestrian sidewalks have several locations where the concrete has heaved or is broken. These areas

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000853

SubProject Title: Bates Technical College

should be replaced. The city requires upgrades to the sidewalk transitions to comply with current ADA standards. This deficiency is fully described in the 2019 Bates Technical College Facility Condition Survey (Deficiency S01). Item cost: \$67,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Clover Park Technical College - Site repairs at the Main Campus (290A)

Project Description

1) Site (290A) - Replace the failed sections of pedestrian hardscaped pathways. This deficiency is fully described in the 2019 Clover Park Technical College Facility Condition Survey (Deficiency S01). Item cost: \$75,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Edmonds Community College - Site repairs at the Main Campus (230A)

Project Description

1) Site (230A) - Replace the failed storm sewer lines at multiple locations on campus. This deficiency is fully described in the 2019 Edmonds Community College Facility Condition Survey (Deficiency S01). Item cost: \$174,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Everett Community College - Site repairs at the Main Campus (050A)

Project Description

- 1) Site (050A) - Replace or reinforce the failing utilidor pipe support brackets. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency S01). Item cost: \$606,000.
- 2) Site (050A) - Repair the storm water retention pond near the northwest corner of Liberty Hall to ensure that water drains away from the building. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency S02). Item cost: \$34,000.
- 3) Site (050A) - Replace the failing water line between Parks student union and Greywolf Hall. This deficiency is fully described in the 2019 Everett Community College Facility Condition Survey (Deficiency S03). Item cost: \$641,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Green River Community College - Site repairs at the Main Campus (100A)

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000861

SubProject Title: Green River Community College

Project Description

- 1) Site (100A) - Replace the failed stairs on the west side of the RLC building and several sets of damaged stairs near the commons. . This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency S01). Item cost: \$149,000.
- 2) Site (100A) - Replace the failed sections of hardscaped pedestrian paths and accessible routes. This deficiency is fully described in the 2019 Green River Community College Facility Condition Survey (Deficiency S02). Item cost: \$50,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Olympic College - Site repairs at the Main Campus (030A)

Project Description

- 1) Site (030A) - Repair and recondition the site drainage system along the concrete wall on the west perimeter of the campus. Also, repair a small section of the retaining wall in this area. This deficiency is fully described in the 2019 Olympic College Facility Condition Survey (Deficiency S02). Item cost: \$335,000.

Starting Fiscal Year: 2024

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 failed sections of pedestrian hardscaped pathways. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency S01). Item cost: \$99,000.
- 2) Site (150A) - Replace the failing main irrigation pump. This deficiency is fully described in the 2019 Wenatchee Valley College Facility Condition Survey (Deficiency S03). Item cost: \$82,000.

Starting Fiscal Year: 2024

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 deteriorated sections of asphalt that are required for emergency access vehicles. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S01). Item cost: \$64,000.
- 2) Site (210A) - Replace the failed sections of pedestrian concrete pathways and other areas that are no longer compliant with accessibility requirements. This deficiency is fully described in the 2019 Whatcom Community College Facility Condition Survey (Deficiency S02). Item cost: \$58,000.

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000867

SubProject Title: Whatcom Community College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Bellingham Technical College - Site repairs at the Main Campus (250A)

Project Description

1) Site (250A) - Replace the failing sections of the road surface on the north side of campus that are required for emergency vehicle access or serve as a utility vault lid. This deficiency is fully described in the 2019 Bellingham Technical College Facility Condition Survey (Deficiency S01). Item cost: \$71,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Clark College - Site repairs at the Main Campus (140A)

Project Description

1) Site (140A) - Replace the failed section of concrete pedestrian pathway that provides an accessible route to the bus stop on campus. This deficiency is fully described in the 2019 Clark College Facility Condition Survey (Deficiency S01). Item cost: \$98,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Columbia Basin College - Site repairs at the Main Campus (190A)

Project Description

1) Site (190A) - Replace the failed irrigation control system. Roughly 1/3 of the irrigation system serves athletic fields that have no instructional use. Therefore, the college must fund 1/3 of the project cost with local funds. This deficiency is fully described in the 2019 Columbia Basin College Facility Condition Survey (Deficiency S02). Item cost: \$82,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Grays Harbor College - Site repairs at the Main Campus (020A)

Project Description

1) Site (020A) - Replace the wood retaining walls along the pedestrian path to the forestry program outdoor teaching location. This deficiency is fully described in the 2019 Grays Harbor College Facility Condition Survey (Deficiency S01). Item cost: \$50,000.

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000705

SubProject Title: Grays Harbor College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Lake Washington Institute of Technology - Site repairs at the Main Campus (260A)

Project Description

1) Site (260A) - Replace three sets of concrete stairs located in the north and southeast areas of the campus. This deficiency is fully described in the 2019 Lake Washington Institute of Technology Facility Condition Survey (Deficiency S01). Item cost: \$198,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Lower Columbia College - Site repairs at the Main Campus (130A)

Project Description

1) Site (130A) - Replace the failed retaining wall. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency S01). Item cost: \$82,000.

2) Site (130A) - Replace the failed sections of pedestrian concrete pathways and other areas that are no longer compliant with accessibility requirements. This deficiency is fully described in the 2019 Lower Columbia College Facility Condition Survey (Deficiency S02). Item cost: \$49,000.

Starting Fiscal Year: 2024

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 failed sections of hardscaped pedestrian access paths. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency S01). Item cost: \$50,000.

2) Site (063A) - Repair the leaking concrete parking garage retaining wall located near the instruction building. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency S02). Item cost: \$34,000.

3) Site (063A) - Replace several leaking expansion joints located between building foundations. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency S03). Item cost: \$83,000.

4) Site (063A) - Repair the failing concrete stairs. This deficiency is fully described in the 2019 North Seattle College Facility Condition Survey (Deficiency S04). Item cost: \$199,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 5

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000712

SubProject Title: Renton Technical College

Project Summary

Renton Technical College - Site repairs at the Main Campus (270A)

Project Description

- 1) Site (270A) - Replace the obsolete and unreliable chiller controller. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency S01). Item cost: \$395,000.
- 2) Site (270A) - Replace the failed sections of hardscape pedestrian access paths. This deficiency is fully described in the 2019 Renton Technical College Facility Condition Survey (Deficiency S02). Item cost: \$150,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Seattle Central College - Site repairs at the Wood Construction Campus (062B)

Project Description

- 1) Site (062B) - Repair the upper pedestrian concrete surfaces to stop the flow of water through the system and between buildings. Also, repair the water damage caused by the leaks. This deficiency is fully described in the 2019 Seattle Central College Facility Condition Survey (Deficiency S01). Item cost: \$49,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 5

Project Summary

Skagit Valley College - Site repairs at the Main Campus (040A)

Project Description

- 1) Site (040A) - Repair the utility tunnel envelope to stop water infiltration and to ensure that it remains structurally sound. Replace the corroded steam pipe supports, obsolete steam fittings. . This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency S03). Item cost: \$1,390,000.
- 2) Site (040A) - Replace the failing steam and condensate pipe expansion joints. This deficiency is fully described in the 2019 Skagit Valley College Facility Condition Survey (Deficiency S04). Item cost: \$154,000.

Location

City: Aberdeen

City: Auburn

City: Bellingham

City: Bellingham

City: Bremerton

City: Everett

City: Kirkland

City: Lakewood

City: Longview

City: Lynnwood

City: Mount Vernon

County: Grays Harbor

County: King

County: Whatcom

County: Whatcom

County: Kitsap

County: Snohomish

County: King

County: Pierce

County: Cowlitz

County: Snohomish

County: Skagit

Legislative District: 019

Legislative District: 047

Legislative District: 042

Legislative District: 042

Legislative District: 026

Legislative District: 038

Legislative District: 045

Legislative District: 029

Legislative District: 019

Legislative District: 032

Legislative District: 040

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

Location

SubProject Number: 40000704

SubProject Title: Columbia Basin College

City: Pasco	County: Franklin	Legislative District: 016
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: Spokane	County: Spokane	Legislative District: 003
City: Tacoma	County: Pierce	Legislative District: 027
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016
City: Wenatchee	County: Chelan	Legislative District: 012

Project Type

- Facility Preservation (Minor Works)
- Facility Preservation (Minor Works)
- Facility Preservation (Minor Works)
- Facility Preservation (Minor Works)
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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000699

SubProject Title: Bellingham Technical College

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

These projects should not impact growth management.

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000853

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.

Growth Management impacts

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Growth Management impacts

These projects should not impact growth management.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000715

SubProject Title: Skagit Valley College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	1,533,000				1,533,000
057-1	State Bldg Constr-State	441,000				441,000
057-1	State Bldg Constr-State	74,000				74,000
057-1	State Bldg Constr-State	130,000				130,000
057-1	State Bldg Constr-State	74,000				74,000
057-1	State Bldg Constr-State	173,000				173,000
057-1	State Bldg Constr-State	1,271,000				1,271,000
057-1	State Bldg Constr-State	198,000				198,000
057-1	State Bldg Constr-State	332,000				332,000
057-1	State Bldg Constr-State	180,000				180,000
057-1	State Bldg Constr-State	121,000				121,000
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State	55,000				55,000
057-1	State Bldg Constr-State	541,000				541,000
057-1	State Bldg Constr-State	48,000				48,000
Total		5,171,000	0	0	0	5,171,000

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 Fiscal Period</u>	
<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
060	Comm/Tech Cap Proj A-Unknown					
Total		0	0	0	0	0

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000699

SubProject Title: Bellingham Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	70,000				70,000
060-1	Comm/Tech Cap Proj A-State	98,000				98,000
060-1	Comm/Tech Cap Proj A-State	82,000				82,000
060-1	Comm/Tech Cap Proj A-State	49,000				49,000
060-1	Comm/Tech Cap Proj A-State	197,000				197,000
060-1	Comm/Tech Cap Proj A-State	130,000				130,000
060-1	Comm/Tech Cap Proj A-State	308,000				308,000
060-1	Comm/Tech Cap Proj A-State	66,000				66,000
	Total	1,000,000	0	0	0	1,000,000

		<u>Future Fiscal Periods</u>			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</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				
	Total	0	0	0	0

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000709

SubProject Title: North Seattle College

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
060	Comm/Tech Cap Proj A-Unknown				
	Total	0	0	0	0

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
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				
060-1	Comm/Tech Cap Proj A-State				
	Total	0	0	0	0

Operating Impacts

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:39PM

Project Number: 40000698

Project Title: Minor Works - Site Repairs (23-25)

SubProjects

SubProject Number: 40000699

SubProject Title: Bellingham 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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No Operating Impact

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.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000698	40000698
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**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

Description

Starting Fiscal Year: 2024
 Project Class: Preservation
 Agency Priority: 6

Project Summary

Repair or replace infrastructure components to maintain access to educational programs and preserve campus condition.

Project Description

The Infrastructure Condition Survey identified high priority infrastructure repair needs at 31 colleges. If these projects are deferred, building access and use may be disrupted and students would not have access to some educational programs.

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

Infrastructure Preservation (Minor Works)

Growth Management impacts

None

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	37,300,000				37,300,000
060-1	Comm/Tech Cap Proj A-State	3,000,000				3,000,000
	Total	40,300,000	0	0	0	40,300,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
060-1	Comm/Tech Cap Proj A-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProjects

OFM

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Bates Technical College - Infrastructure repairs at the Downtown Campus (280A) and the South Campus (280B)

Project Description

- 1) Replace multiple Primary switchgears located on the Bates T. C. Downtown Campus (280A) (assets 2140, 2148, 5718 & 5719). 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: \$215,000.
- 2) Replace multiple Three Phase Transformers located on the Bates T. C. Downtown Campus (280A) (assets 2137, 2138, 2142 & 2149). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$440,000.
- 3) Replace multiple Gas Meters located on the Bates T. C. Downtown Campus (280A) (assets 2145 & 2147). 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: \$27,000.
- 4) Replace multiple Potable Water Meters located on the Bates T. C. Downtown Campus (280A) (assets 2144 & 2146). 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: \$67,000.
- 5) Replace a Three Phase Transformer located on the Bates T. C. South Campus (280B) (asset 2153). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$97,000.
- 6) Replace multiple Gas Meters located on the Bates T. C. South Campus (280B) (assets 2174, 2175, 2176 & 2177). 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: \$36,000.
- 7) Replace multiple Potable Water Meters located on the Bates T. C. South Campus (280B) (assets 2180, 2181, 2182 & 2183). 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: \$79,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Bellevue College - Infrastructure repairs at the Main Campus (080A)

Project Description

- 1) Replace a Primary switchgear located on the Bellevue C. Main Campus (080A) (asset 3753). 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: \$59,000.
- 2) Replace a Three Phase Transformer located on the Bellevue C. Main Campus (080A) (asset 3752). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000723

SubProject Title: Bellevue College

and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$69,000.

3) Replace a Storm Line located on the Bellevue C. Main Campus (080A) (asset 3820). 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: \$210,000.

4) Replace multiple Underground storage tanks located on the Bellevue C. Main Campus (080A) (assets 3812 & 3819). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Underground storage tank locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$89,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Bellingham Technical College - Infrastructure repairs at the Main Campus (250A)

Project Description

1) Replace multiple Three Phase Transformers located on the Bellingham T. C. Main Campus (250A) (assets 3157, 3177, 3183, 3191 & 3209). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$423,000.

2) Replace a Potable Water Meter located on the Bellingham T. C. Main Campus (250A) (asset 3262). 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: \$35,000.

3) Replace multiple Storm Lines located on the Bellingham T. C. Main Campus (250A) (assets 3047, 3059 & 3061). 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: \$537,000.

4) Replace a Sewer Line located on the Bellingham T. C. Main Campus (250A) (asset 3222). 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: \$246,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Big Bend Community College - Infrastructure repairs at the Main Campus (180A)

Project Description

1) Replace multiple Primary switchgears located on the Big Bend Community College Main Campus (180A) (assets 1645 & 1702). 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: \$59,000.

2) Replace multiple Potable Water Meters located on the Big Bend Community College Main Campus (180A) (assets 1560, 1613, 1647, 1676 & 1696). 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: \$114,000.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000725

SubProject Title: Big Bend Community College

- 3) Replace multiple Sewer Lines located on the Big Bend Community College Main Campus (180A) (assets 1603, 1604, 1606 & 1616). 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: \$1,529,000.
- 4) Replace a Electric Line located on the Big Bend Community College Main Campus (180A) (asset 1627). 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: \$50,000.
- 5) Replace multiple Cooling towers located on the Big Bend Community College Main Campus (180A) (assets 1622 & 1623). 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: \$284,000.
- 6) Replace a Potable Water Line located on the Big Bend Community College Main Campus (180A) (asset 1697). 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: \$45,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Centralia College - Infrastructure repairs at the Main Campus (121A)

Project Description

- 1) Replace a Three Phase Transformer located on the Centralia College Main Campus (121A) (asset 104). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$117,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Clark College - Infrastructure repairs at the Main Campus (140A)

Project Description

- 1) Replace a Primary switchgear located on the Clark College Main Campus (140A) (asset 355). 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: \$54,000.
- 2) Replace multiple Three Phase Transformers located on the Clark College Main Campus (140A) (assets 338, 347, 348, 354, 356, 362 & 370). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$559,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Clover Park Technical College - Infrastructure repairs at the Main Campus (290A)

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000728

SubProject Title: Clover Park Technical College

Project Description

- 1) Replace multiple Primary switchgears located on the Clover Park T. C. Main Campus (290A) (assets 1259, 1289, 1328 & 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: \$195,000.
- 2) Replace multiple Three Phase Transformers located on the Clover Park T. C. Main Campus (290A) (assets 1254, 1256, 1280, 1291, 1293, 1327 & 1335). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$561,000.
- 3) Replace a Potable Water Line located on the Clover Park T. C. Main Campus (290A) (asset 1225). 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: \$2,034,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Columbia Basin College - Infrastructure repairs at the Main Campus (190A)

Project Description

- 1) Replace a Three Phase Transformer located on the Columbia Basin College Main Campus (190A) (asset 3565). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$81,000.
- 2) Replace multiple Sewer Lines located on the Columbia Basin College Main Campus (190A) (assets 3508, 3510, 3515, 3516 & 3517). 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: \$1,876,000.
- 3) Replace a Potable Water Line located on the Columbia Basin College Main Campus (190A) (asset 3483). 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: \$542,000.
- 4) Replace multiple Additional Sewer Lines located on the Columbia Basin College Main Campus (190A) (assets 3519, 3521 & 3522). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Additional Sewer Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$720,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Edmonds Community College - Infrastructure repairs at the Main Campus (230A)

Project Description

- 1) Replace multiple Primary switchgears located on the Edmonds C. C. Main Campus (230A) (assets 2450 & 2452). 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: \$85,000.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000730

SubProject Title: Edmonds Community College

- 2) Replace multiple Gas Meters located on the Edmonds C. C. Main Campus (230A) (assets 2513, 2514, 2515, 2517, 2518, 2520, 2521, 2522, 2523, 2524, 2525 & 2526). 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: \$88,000.
- 3) Replace multiple Underground storages located on the Edmonds C. C. Main Campus (230A) (assets 2483, 2490 & 2494). 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: \$291,000.
- 4) Replace multiple Cooling towers located on the Edmonds C. C. Main Campus (230A) (assets 2457 & 2458). 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: \$622,000.

Starting Fiscal Year: 2024

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 Three Phase Transformer located on the Everett C. C. Main Campus (050A) (asset 2341). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$96,000.
- 2) Replace multiple Potable Water Meters located on the Everett C. C. Main Campus (050A) (assets 2276 & 2344). 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: \$32,000.
- 3) Replace a Storm Line located on the Everett C. C. Main Campus (050A) (asset 2285). 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: \$163,000.
- 4) Replace multiple Sewer Lines located on the Everett C. C. Main Campus (050A) (assets 2287, 2289 & 2291). 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: \$1,121,000.
- 5) Replace an Emergency generator located on the Everett C. C. Main Campus (050A) (asset 2238). 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: \$69,000.
- 6) Replace a Potable Water Meter located on the Everett C. C. Early Learn. Ctr (050B) (asset 2349). 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: \$27,000.
- 7) Replace a Storm Line located on the Everett C. C. Early Learn. Ctr (050B) (asset 2345). 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: \$237,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

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2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000732

SubProject Title: Grays Harbor College

Project Summary

Grays Harbor College - Infrastructure repairs at the Main Campus (020A)

Project Description

- 1) Replace a Potable Water Meter located on the Grays Harbor College Main Campus (020A) (asset 916). 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: \$35,000.
- 2) Replace multiple Storm Lines located on the Grays Harbor College Main Campus (020A) (assets 959, 960, 961, 962 & 963). 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: \$481,000.
- 3) Replace multiple Sewer Lines located on the Grays Harbor College Main Campus (020A) (assets 966, 972, 976 & 994). 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: \$1,168,000.
- 4) Replace a Potable Water Line located on the Grays Harbor College Main Campus (020A) (asset 888). 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: \$334,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Green River Community College - Infrastructure repairs at the Main Campus (100A)

Project Description

- 1) Replace multiple Primary switchgears located on the Green River C. C. Main Campus (100A) (assets 4774 & 4782). 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: \$101,000.
- 2) Replace multiple Three Phase Transformers located on the Green River C. C. Main Campus (100A) (assets 4750 & 4761). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$179,000.
- 3) Replace multiple Gas Meters located on the Green River C. C. Main Campus (100A) (assets 4666, 4667, 4669, 4670, 4674 & 4677). 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: \$39,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Highline College - Infrastructure repairs at the Main Campus (090A)

Project Description

- 1) Replace multiple Three Phase Transformers located on the Highline C. C. Main Campus (090A) (assets 534, 557, 561 & 568). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost:

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Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000734

SubProject Title: Highline College

\$353,000.

2) Replace a Gas Meter located on the Highline C. C. Main Campus (090A) (asset 524). 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: \$27,000.

3) Replace multiple Storm Lines located on the Highline C. C. Main Campus (090A) (assets 748, 756, 763, 786, 800, 802, 806, 809, 810 & 857). 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: \$2,109,000.

4) Replace multiple Sewer Lines located on the Highline C. C. Main Campus (090A) (assets 679, 684, 687, 688, 694, 695 & 699). 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: \$1,810,000.

5) Replace multiple Potable Water Lines located on the Highline C. C. Main Campus (090A) (assets 659, 664 & 667). 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: \$240,000.

6) Replace a Pump station located on the Highline C. C. Main Campus (090A) (asset 703). 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: \$72,000.

7) Replace multiple Additional Storm Lines located on the Highline C. C. Main Campus (090A) (assets 858, 860, 861, 862 & 863). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Additional Storm Line locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$937,000.

Starting Fiscal Year: 2024

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 1901). 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: \$27,000.

2) Replace multiple Potable Water Meters located on the Lake Washington I. T. Main Campus (260A) (assets 1837 & 1839). 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: \$59,000.

3) Replace multiple Storm Lines located on the Lake Washington I. T. Main Campus (260A) (assets 1864, 1865, 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: \$891,000.

4) 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. Item cost: \$42,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000736

SubProject Title: Lower Columbia College

Project Summary

Lower Columbia College - Infrastructure repairs at the Main Campus (130A)

Project Description

- 1) Replace a Primary switchgear located on the Lower Columbia College Main Campus (130A) (asset 2354). 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: \$59,000.
- 2) Replace multiple Three Phase Transformers located on the Lower Columbia College Main Campus (130A) (assets 2356 & 2368). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$146,000.
- 3) Replace multiple Potable Water Meters located on the Lower Columbia College Main Campus (130A) (assets 2388, 2390, 2391, 2393 & 2394). 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: \$85,000.
- 4) Replace multiple Electric Lines located on the Lower Columbia College Main Campus (130A) (assets 2382 & 2384). 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: \$1,265,000.
- 5) Replace multiple Cooling towers located on the Lower Columbia College Main Campus (130A) (assets 2401 & 2402). 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: \$274,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

North Seattle College - Infrastructure repairs at the Main Campus (063A)

Project Description

- 1) Replace a Potable Water Meter located on the North Seattle C. C. Main Campus (063A) (asset 1794). 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: \$88,000.
- 2) Replace multiple Cooling towers located on the North Seattle C. C. Main Campus (063A) (assets 1787 & 1788). 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: \$144,000.
- 3) Replace multiple Retention ponds located on the North Seattle C. C. Main Campus (063A) (assets 1786, 1806 & 1810). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Retention pond locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$1,580,000.
- 4) Replace multiple Swales located on the North Seattle C. C. Main Campus (063A) (assets 1807, 1809 & 1811). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Swale locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$112,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

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2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000738

SubProject Title: Olympic College

Project Summary

Olympic College - Infrastructure repairs at the Main Campus (030A)

Project Description

- 1) Replace multiple Primary switchgears located on the Olympic College Main Campus (030A) (assets 5646, 5647, 5648, 5649, 5654, 5657, 5658 & 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. Item cost: \$406,000.
- 2) Replace multiple Three Phase Transformers located on the Olympic College Main Campus (030A) (assets 5509, 5515, 5516, 5527 & 5530). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$428,000.

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 6

Project Summary

Peninsula College - Infrastructure repairs at the Main Campus (010A)

Project Description

- 1) Replace a Retention pond located on the Peninsula College Main Campus (010A) (asset 5104). 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: \$54,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Pierce College Fort Steilacoom - Infrastructure repairs at the Ft. Steilacoom Campus (111A)

Project Description

- 1) Replace a Three Phase Transformer located on the Pierce College Ft. Steilacoom Campus (111A) (asset 1186). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$156,000.
- 2) Replace a Retention pond located on the Pierce College Ft. Steilacoom Campus (111A) (asset 1184). 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: \$251,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Renton Technical College - Infrastructure repairs at the Main Campus (270A)

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000741

SubProject Title: Renton Technical College

Project Description

- 1) Replace multiple Three Phase Transformers located on the Renton T. C. Main Campus (270A) (assets 1433, 1440, 1461 & 1463). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$337,000.
- 2) Replace multiple Gas Meters located on the Renton T. C. Main Campus (270A) (assets 1411, 1437, 1441 & 1518). 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: \$31,000.
- 3) Replace a Potable Water Meter located on the Renton T. C. Main Campus (270A) (asset 1514). 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: \$27,000.
- 4) Replace a Storm Line located on the Renton T. C. Main Campus (270A) (asset 1473). 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: \$161,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Seattle Central College - Infrastructure repairs at the Main Campus (062A)

Project Description

- 1) Replace multiple Primary switchgears located on the Seattle Central C. C. Main Campus (062A) (assets 5701 & 5702). 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: \$132,000.
- 2) Replace a Transformer Three Phase located on the Seattle Central C. C. Main Campus (062A) (asset 5704). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Transformer Three Phase location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$80,000.
- 3) Replace a Potable Water Meter located on the Seattle Central C. C. Main Campus (062A) (asset 5673). 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: \$27,000.
- 4) Replace a Storm Line located on the Seattle Central C. C. Main Campus (062A) (asset 5680). 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: \$63,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Shoreline Community College - Infrastructure repairs at the Main Campus (070A)

Project Description

- 1) Replace a Three Phase Transformer located on the Shoreline C. C. Main Campus (070A) (asset 5238). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$97,000.

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000743

SubProject Title: Shoreline Community College

2) Repair drainage under 1500 building. This building floods frequently. (Not included in the 2019 college Facility Condition Survey). Item cost: \$82,000.

3) Replace multiple Potable Water Meters located on the Shoreline C. C. Main Campus (070A) (assets 5192 & 5195). 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: \$154,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Skagit Valley College - Infrastructure repairs at the Main Campus (040A)

Project Description

1) Replace a Storm Line located on the Skagit Valley College Main Campus (040A) (asset 4927). 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: \$98,000.

2) Replace multiple Sewer Lines located on the Skagit Valley College Main Campus (040A) (assets 4796, 4801, 4803, 4822 & 4824). 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: \$1,941,000.

3) Replace a Retention pond located on the Skagit Valley College Main Campus (040A) (asset 4949). 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: \$30,000.

4) Replace multiple Swales located on the Skagit Valley College Main Campus (040A) (assets 4948, 4950, 4951 & 4952). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Swale locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$46,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

South Puget Sound Community College - Infrastructure repairs at the Main Campus (240A)

Project Description

1) Replace a Swale located on the South Puget Sound C. C. Main Campus (240A) (asset 81). 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: \$1,590,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

South Seattle College - Infrastructure repairs at the Main Campus (064A)

Project Description

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000746

SubProject Title: South Seattle College

- 1) Replace multiple Primary switchgears located on the South Seattle C. C. Main Campus (064A) (assets 2765, 2767, 2768, 2769, 2776 & 2780). 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: \$356,000.
- 2) Replace multiple Gas Meters located on the South Seattle C. C. Main Campus (064A) (assets 2627, 2628, 2629 & 2631). 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: \$38,000.
- 3) Replace multiple Potable Water Meters located on the South Seattle C. C. Main Campus (064A) (assets 2594 & 2606). 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: \$154,000.
- 4) Replace a Storm Line located on the South Seattle C. C. Main Campus (064A) (asset 2703). 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: \$260,000.
- 5) Replace multiple Underground storages located on the South Seattle C. C. Main Campus (064A) (assets 2684 & 2716). 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: \$243,000.
- 6) Replace multiple Potable Water Lines located on the South Seattle C. C. Main Campus (064A) (assets 2599, 2600 & 2601). 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: \$170,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Spokane Community College - Infrastructure repairs at the Main Campus (171A)

Project Description

- 1) Replace multiple Primary switchgears located on the Spokane C. C. Main Campus (171A) (assets 3984, 3986, 3987, 4003, 4006, 4010, 4013, 4028, 4036, 4038 & 4040). 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: \$570,000.
- 2) Replace multiple Three Phase Transformers located on the Spokane C. C. Main Campus (171A) (assets 3961, 4005 & 4009). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$277,000.
- 3) Replace multiple Potable Water Meters located on the Spokane C. C. Main Campus (171A) (assets 3828, 3854 & 3858). 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: \$179,000.
- 4) Replace multiple Sewer Lines located on the Spokane C. C. Main Campus (171A) (assets 3909 & 3910). 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: \$508,000.

Starting Fiscal Year: 2024

Project Class: Preservation

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2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000748

SubProject Title: Spokane Falls Community College

Agency Priority: 6

Project Summary

Spokane Falls Community College - Infrastructure repairs at the Main Campus (172A)

Project Description

- 1) Replace multiple Primary switchgears located on the Spokane Falls C. C. Main Campus (172A) (assets 4199 & 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: \$76,000.
- 2) Replace multiple Three Phase Transformers located on the Spokane Falls C. C. Main Campus (172A) (assets 4179, 4208, 4216, 4241 & 4252). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$465,000.
- 3) Replace a Gas Meter located on the Spokane Falls C. C. Main Campus (172A) (asset 4328). 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: \$27,000.
- 4) Replace multiple Potable Water Meters located on the Spokane Falls C. C. Main Campus (172A) (assets 4440 & 4485). 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: \$85,000.
- 5) Replace multiple Sewer Lines located on the Spokane Falls C. C. Main Campus (172A) (assets 4312, 4319 & 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: \$603,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Walla Walla Community College - Infrastructure repairs at the Main Campus (200A)

Project Description

- 1) Replace multiple Three Phase Transformers located on the Walla Walla C. C. Main Campus (200A) (assets 1946 & 1947). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$324,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Wenatchee Valley College - Infrastructure repairs at the Main Campus (150A)

Project Description

- 1) Replace a Primary switchgear located on the Wenatchee Valley College Main Campus (150A) (asset 3691). 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: \$45,000.
- 2) Replace a Gas Meter located on the Wenatchee Valley College Main Campus (150A) (asset 3662). This component has

Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000750

SubProject Title: Wenatchee Valley College

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: \$27,000.

3) Replace multiple Storm Lines located on the Wenatchee Valley College Main Campus (150A) (assets 3656 & 3658).

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: \$463,000.

4) Replace a Sewer Line located on the Wenatchee Valley College Main Campus (150A) (asset 3648). 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: \$308,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

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 2998, 2999, 3003, 3014 & 3015). 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.

2) Replace multiple Potable Water Meters located on the Whatcom C. C. Main Campus (210A) (assets 2936, 2994, 3001, 3005, 3007 & 3009). 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: \$80,000.

3) Replace a Cooling tower located on the Whatcom C. C. Main Campus (210A) (asset 2954). 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: \$177,000.

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Yakima Valley College - Infrastructure repairs at the Main Campus (160A)

Project Description

1) Replace multiple Primary switchgears located on the Yakima Valley C. C. Main Campus (160A) (assets 3307 & 3425). 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: \$103,000.

2) Replace a Three Phase Transformer located on the Yakima Valley C. C. Main Campus (160A) (asset 3308). This component has exceeded its useful life and is the most likely to fail and disrupt campus operations. The Three Phase Transformer location and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$52,000.

3) Replace a Gas Meter located on the Yakima Valley C. C. Main Campus (160A) (asset 3326). 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: \$27,000.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000752

SubProject Title: Yakima Valley College

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 6

Project Summary

Tacoma Community College - Infrastructure repairs at the Main Campus (220A)

Project Description

- 1) Replace multiple Primary switchgears located on the Tacoma C. C. Main Campus (220A) (assets 5415, 5421, 5423, 5427, 5429, 5436, 5438, 5440, 5442, 5444, 5446, 5448, 5451, 5453, 5455 & 5457). 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: \$622,000.
- 2) Replace multiple Three Phase Transformers located on the Tacoma C. C. Main Campus (220A) (assets 5381, 5384, 5393, 5394 & 5400). These components have exceeded their useful life and are the most likely to fail and disrupt campus operations. The Three Phase Transformer locations and other details are fully described in the agency's 2019 Infrastructure Survey. Item cost: \$417,000.
- 3) Replace multiple Sewer Lines located on the Tacoma C. C. Main Campus (220A) (assets 5487 & 5495). 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: \$781,000.

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: 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: 046
City: Shoreline	County: King	Legislative District: 032

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

Location

SubProject Number: 40000747

SubProject Title: Spokane Community College

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

Facility Preservation (Minor Works)

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000735

SubProject Title: Lake Washington Institute of Technology

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000749

SubProject Title: Walla Walla Community College

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

None

Growth Management impacts

These projects should not impact growth management.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	2,064,000				2,064,000
057-1	State Bldg Constr-State					
057-1	State Bldg Constr-State	335,000				335,000
057-1	State Bldg Constr-State	2,769,000				2,769,000
057-1	State Bldg Constr-State	3,194,000				3,194,000
057-1	State Bldg Constr-State	1,078,000				1,078,000
057-1	State Bldg Constr-State	1,733,000				1,733,000
057-1	State Bldg Constr-State	2,002,000				2,002,000
057-1	State Bldg Constr-State	317,000				317,000
057-1	State Bldg Constr-State	5,507,000				5,507,000
057-1	State Bldg Constr-State	1,012,000				1,012,000
057-1	State Bldg Constr-State	1,815,000				1,815,000
057-1	State Bldg Constr-State	1,910,000				1,910,000
057-1	State Bldg Constr-State	828,000				828,000
057-1	State Bldg Constr-State	54,000				54,000
057-1	State Bldg Constr-State	404,000				404,000
057-1	State Bldg Constr-State	551,000				551,000
057-1	State Bldg Constr-State	300,000				300,000
057-1	State Bldg Constr-State	330,000				330,000
057-1	State Bldg Constr-State	2,100,000				2,100,000
057-1	State Bldg Constr-State	1,578,000				1,578,000
057-1	State Bldg Constr-State	1,212,000				1,212,000
057-1	State Bldg Constr-State	1,523,000				1,523,000
057-1	State Bldg Constr-State	1,246,000				1,246,000
057-1	State Bldg Constr-State	322,000				322,000
057-1	State Bldg Constr-State	835,000				835,000
057-1	State Bldg Constr-State	294,000				294,000
057-1	State Bldg Constr-State	181,000				181,000
057-1	State Bldg Constr-State	1,806,000				1,806,000
Total		37,300,000	0	0	0	37,300,000

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

Funding		Expenditures			2023-25 Fiscal Period	
Acct Code	Account Title	Estimated Total	Prior Biennium	Current Biennium	Reappropriations	New Appropriations
060-1	Comm/Tech Cap Proj A-State	954,000				954,000
060-1	Comm/Tech Cap Proj A-State	425,000				425,000
060-1	Comm/Tech Cap Proj A-State	1,231,000				1,231,000
060-1	Comm/Tech Cap Proj A-State	116,000				116,000
060-1	Comm/Tech Cap Proj A-State	274,000				274,000
Total		3,000,000	0	0	0	3,000,000

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
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				
Total		0	0	0	0

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

SubProject Title: Bates Technical College

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
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				
Total		0	0	0	0

Operating Impacts

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000722

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

No Operating Impact

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No Operating Impact

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:41PM

Project Number: 40000721

Project Title: Minor Works - Infrastructure Replacement (23-25)

SubProjects

SubProject Number: 40000869

SubProject Title: Tacoma Community College

No Operating Impact

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000721	40000721
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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:44AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 11

Project Summary

Replace 23,710 gross square feet (GSF) with a new 50,000 GSF facility on the Everett campus.

Project Description

The following 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.

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 difference in educational delivery stemming from Everett Community College (EvCC) facilities' limitations has become an issue of basic equity. Whereas a student at Gray Wolf Hall – to name but one of our new generation of buildings – studies in a genuine active learning environment with intrinsic capacity to support innovation, a student at Baker Hall (who has paid the same tuition) is consigned to inflexible classrooms equipped with rudimentary technology, and a complete absence of instructional support space. The average classroom size at Baker Hall is 770 sf, a size which typically supports no more than 30 students, yet our most common class size is 40. Baker Hall suffers from poor circulation and archaic systems, and its structural system presents a “high risk to life safety” in the event of an earthquake with an expectation of “partial building collapse.” Beyond equity and safety, Baker Hall's deficiencies inhibit enrollment growth, limit instructional innovation, restrict program improvements, and strain EvCC's ability to assure reasonable accommodation for our disabled population.

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 23,710 gross square feet (GSF) with a new 50,000 GSF facility on the Everett 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]

We propose to demolish Baker Hall and replace it with a new facility. The Baker Hall Replacement (BHR) will support students training for success in an increasingly competitive yet highly interdependent and collaborative global economy. It will contain sixteen primary instructional classrooms, two Basic Skills labs, and instructional support spaces ranging from classroom break-out spaces to collaboration rooms to informal lounges. An auditorium convertible for use as a black -box theater will serve multiple roles, from instructional lab to instructional support to a campus event space.

The building will be constructed in a single phase, which will require demolition of Baker Hall prior to the start of construction. Since we lack surge space, EvCC will provide temporary classrooms – either through leased space or portable structures – sufficient to accommodate those classes currently housed in Baker Hall. The BHR will also occupy portions of the Monte Cristo Hall footprint; Monte Cristo Hall will have been demolished in advance of BHR construction.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:44AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

The BHR directly addresses three shortages identified in EvCC's CAM report, (1) Basic Skills labs, (2) drama space, and (3) auditorium space. It also responds positively to the CAM's determination that we have an excess of classrooms and labs, since we are seeking only one-for-one replacement of instructional space rather than additional spaces. These classrooms and labs, on the other hand, will be far more capable than the spaces they replace and thus will position EvCC for long -term flexibility.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Renovation & Addition: Renovation of the existing space was considered for addressing building deficiencies. Baker Hall's 2015 FCS score of 452 suggests this as a viable option, although it would result in a lower PRR score than our preferred solution. To provide the minimum space required for a 50-year solution would require an approximately 26,290 gsf addition. Ultimately, we found this approach to be a poor use of state funds:

- Renovation of Baker Hall will require it be upgraded to current code, including seismic provisions;
- The narrow existing footprint would result in space inefficiencies, such as single -loaded corridors;
- The second-floor wood-framed structural system has capacity for just 40 psf live load, which will limit space layout options;
- It would limit building height to two floors and result in a larger building envelope;
- DAHP's preliminary determination that the existing building has historic merit may trigger more jurisdictional requirements than would simple demolition.

The cost of such an approach is only marginally less than our preferred project.

Our analysis did not take into account additional A/E fees that would result from the renovation portion of the project. For multiple reasons we do not recommend this alternative solution.

Without action the facilities of Baker Hall will grow less and less relevant to students, faculty, and employers. Baker Hall will exacerbate the sense that EvCC has a two -tier campus where students in our modern facilities (e.g. Whitehorse Hall, Gray Wolf Hall, and Liberty Hall) receive a first -class education in facilities genuinely supportive of creativity and innovation, while those in our legacy buildings are relegated to unattractive, inflexible classrooms and labs barely meeting their basic needs.

Without action the facilities of Baker Hall will also betray the promise of EvCC's partnerships with four -year institutions, in particular WSU Everett, whose two +two model promises obtaining a four -year degree to be more affordable. Competing for space at WSU Everett will be more difficult if a student's community college program does not include forward -thinking best practices at the facilities level.

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 526 full -time-equivalent students annually.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:44AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

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 Baker Hall Replacement allows the college to achieve several important institutional goals:

- Learning Services Improvement. EvCC is under considerable pressure to improve its computer labs, and provide individual instructional spaces and tutoring spaces. In fact, classrooms taken offline at the existing Baker Hall are being used for tutoring. While this has been an overall positive (at the loss of marginal instructional space), there is little else in Baker Hall capable of supporting innovative and effective learning services.

- Special Initiatives. A critical college goal focuses on equity, specifically operationalizing the Five Dimensions of Equity in all of our work. The Five Dimensions include Aspiration, Access, Achievement, Economic Progress and Engagement. Our Baker Hall Replacement project advances the college's efforts along all Five Dimensions, but in particular it addresses the "Access" dimension by providing to more students more equal access to robust and engaging learning environments.

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 C 100]

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. [See proposal section 7.4.2]

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- Above code HVAC system efficiency
- Post occupancy commissioning
- Interconnectivity of room scheduling in 25Live and HVAC controls

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:44AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Description

- 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) Trees and vegetation planted to directly shade building
- 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). Everett Community College (EvCC) primarily serves Snohomish county but also Island and Skagit counties. It serves a student body that is 34% non-white or people of color. The project will better serve the members of the diverse student body who take classes in this building.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The racial demographics of Snohomish county are 74% white and 26% non-white. EvCC has 8% more students of color than the county which it is located. The students taking the business, cosmetology, and performing arts courses in this building will benefit from this project.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Baker Hall was built in 1961 and remodeled in 1987. The project will mitigate the building's historic value while meeting the student needs. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: Everett

County: Snohomish

Legislative District: 038

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Approps
057-1	State Bldg Constr-State	38,178,998	125,678	2,532	146,788	37,904,000

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:44AM

Project Number: 40000190

Project Title: Everett: Baker Hall Replacement

Funding						
Total		38,178,998	125,678	2,532	146,788	37,904,000
		Future Fiscal Periods				
		2025-27	2027-29	2029-31	2031-33	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	1.1	1.9	1.9	1.9	1.9
001-1	General Fund-State	133,728	229,249	229,249	229,249	229,249
	Total	133,728	229,249	229,249	229,249	229,249

Narrative

26,290 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Dec-24). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000190	40000190
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 2022

Agency	Everett Community College
Project Name	Baker Hall Replacement
OFM Project Number	40000190 Building Only (see separate C100 for Infrastructure)

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	50,000	MACC per Gross Square Foot	\$464
Usable Square Feet	32,180	Escalated MACC per Gross Square Foot	\$505
Alt Gross Unit of Measure			
Space Efficiency	64.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.03%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A10077 (Baker)
Project Administered By	DES		

Schedule			
Predesign Start	May-20	Predesign End	December-20
Design Start	July-23	Design End	December-24
Construction Start	July-23	Construction End	December-24
Construction Duration	17 Months		

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Project Cost Estimate			
Total Project	\$33,484,353	Total Project Escalated	\$36,376,503
		Rounded Escalated Total	\$36,377,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$257,399		
Design Phase Services	\$1,182,190		
Extra Services	\$1,243,529		
Other Services	\$817,130		
Design Services Contingency	\$175,012		
Consultant Services Subtotal	\$3,675,260	Consultant Services Subtotal Escalated	\$3,995,170

Construction			
Maximum Allowable Construction Cost (MACC)	\$23,210,980	Maximum Allowable Construction Cost (MACC) Escalated	\$25,234,665
DB-Progressive Risk Contingencies	\$0		\$0
DB-Progressive Management	\$0		\$0
Owner Construction Contingency	\$1,160,549		\$1,264,535
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,412,781	Sales Tax Escalated	\$2,623,421
Construction Subtotal	\$26,784,310	Construction Subtotal Escalated	\$29,122,621

Equipment			
Equipment	\$1,858,976		
Sales Tax	\$184,039		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,043,015	Equipment Subtotal Escalated	\$2,226,070

Artwork			
Artwork Subtotal	\$180,978	Artwork Subtotal Escalated	\$180,978

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$228,798		
Project Administration Subtotal	\$228,798	Project Administration Subtotal Escalated	\$249,299

Other Costs			
Other Costs Subtotal	\$571,993	Other Costs Subtotal Escalated	\$602,366

Project Cost Estimate			
Total Project	\$33,484,353	Total Project Escalated	\$36,376,503
		Rounded Escalated Total	\$36,377,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,995,170	\$275,000	\$3,720,170		\$0
Construction					
Construction Subtotal	\$29,122,621	\$0	\$29,122,621		\$0
Equipment					
Equipment Subtotal	\$2,226,070	\$0	\$2,226,070		\$0
Artwork					
Artwork Subtotal	\$180,978	\$0	\$180,978		\$0
Agency Project Administration					
Project Administration Subtotal	\$249,299	\$0	\$249,299		\$0
Other Costs					
Other Costs Subtotal	\$602,366	\$0	\$602,366		\$0
Project Cost Estimate					
Total Project	\$36,376,503	\$275,000	\$36,101,504	\$0	-\$1
	\$36,377,000	\$275,000	\$36,102,000	\$0	\$0
	Percentage requested as a new appropriation		99%		

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

This appropriation request will fund the design and construction phase of the project.

Insert Row Here

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

Pre-design is complete and approved by OFM.

Insert Row Here

What is planned with a future appropriation?

No future appropriation requests are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$28,601			
Environmental Analysis				
Predesign Study	\$228,798			
Other				
Insert Row Here				
Sub TOTAL	\$257,399	1.0531	\$271,067	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,182,190			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,182,190	1.0896	\$1,288,114	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$74,359			
Geotechnical Investigation	\$57,200			
Commissioning	\$28,601			
Site Survey	\$85,800			
Testing	\$57,200			
LEED Services	\$68,639			
Voice/Data Consultant	\$40,040			
Value Engineering	\$51,480			
Constructability Review	\$51,480			
Environmental Mitigation (EIS)				
Landscape Consultant	\$68,639			
ELCCA	\$57,200			
LCCT	\$85,800			
Reimburseables incl Reprographics prior to bid	\$28,601			
Advertising	\$2,288			
Traffic analysis	\$28,601			
Envelope Consultant	\$45,760			
Interior Design	\$11,440			
Acoustic Design	\$45,760			
Security Consultant	\$34,320			
Audio Visual Consultant	\$57,200			
Cost and Scheduling	\$62,920			
Value Engineering Participation	\$51,480			
Constructability Review Participation	\$45,760			
Environmental Graphics/Signage	\$5,721			
Lighting Consultant	\$40,040			
Materials/Equip/Lab Consultant	\$11,440			
Door Hardware Consultant	\$11,440			

SEPA/Land Use	\$34,320			
Insert Row Here				
Sub TOTAL	\$1,243,529	1.0896	\$1,354,950	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$531,129			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$114,400			
LEED Reporting and Monitoring	\$57,200			
Reimbursables/Reprographics for bid and construction	\$28,601			
Construction Materials Testing	\$85,800			
Insert Row Here				
Sub TOTAL	\$817,130	1.0896	\$890,345	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$175,012			
Other				
Insert Row Here				
Sub TOTAL	\$175,012	1.0896	\$190,694	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,675,260		\$3,995,170	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$585,051			
G20 - Site Improvements	\$499,269			
G30 - Site Mechanical Utilities	\$6,765			
G40 - Site Electrical Utilities	\$33,820			
G60 - Other Site Construction				
General Conditions	\$204,943			
15.8% lost buying power Dec-17 to Jun-22	\$204,943			
Insert Row Here				
Sub TOTAL	\$1,534,791	1.0531	\$1,616,289	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	
3) Facility Construction				
A10 - Foundations	\$673,805			
A20 - Basement Construction				
B10 - Superstructure	\$2,230,842			
B20 - Exterior Closure	\$2,901,263			
B30 - Roofing	\$674,029			
C10 - Interior Construction	\$2,527,644			
C20 - Stairs	\$142,501			
C30 - Interior Finishes	\$1,786,802			
D10 - Conveying	\$202,915			
D20 - Plumbing Systems	\$574,924			
D30 - HVAC Systems	\$2,840,797			
D40 - Fire Protection Systems	\$355,101			
D50 - Electrical Systems	\$2,401,149			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,406,872			
15.8% lost buying power Dec-17 to Jun-22	\$2,957,545			
Insert Row Here				
Sub TOTAL	\$21,676,189	1.0896	\$23,618,376	

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$23,210,980		\$25,234,665
	\$464		\$505 per GSF

5) GCCM Risk Contingency			
GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

7) Owner Construction Contingency			
Allowance for Change Orders	\$1,160,549		
Other			
Insert Row Here			
Sub TOTAL	\$1,160,549	1.0896	\$1,264,535

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

9) Sales Tax			
Sub TOTAL	\$2,412,781		\$2,623,421

CONSTRUCTION CONTRACTS TOTAL	\$26,784,310		\$29,122,621
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$571,993				
E20 - Furnishings	\$857,988				
F10 - Special Construction					
IT Equip/computers/printers/theater	\$428,995				
Insert Row Here					
Sub TOTAL	\$1,858,976		1.0896	\$2,025,541	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0896	\$0	
3) Sales Tax					
Sub TOTAL	\$184,039			\$200,529	
EQUIPMENT TOTAL					
	\$2,043,015			\$2,226,070	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$180,978				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$180,978		NA	\$180,978	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
EvCC Facilities Management	\$228,798				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$228,798</i>				
PROJECT MANAGEMENT TOTAL	\$228,798		1.0896	\$249,299	

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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					
Permit and Plan Review Fees	\$571,993				
Insert Row Here					
OTHER COSTS TOTAL	\$571,993		1.0531	\$602,366	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Everett Community College
Project Name	Baker Hall Replacement
OFM Project Number	40000190 Infrastructure Only (see separate C100 for Building)

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	50,000	MACC per Gross Square Foot	\$26
Usable Square Feet	32,180	Escalated MACC per Gross Square Foot	\$28
Alt Gross Unit of Measure			
Space Efficiency	64.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.02%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	2000 Tower St, Everett WA 98201
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A10077 (Baker)
Project Administered By	DES		

Schedule			
Predesign Start	May-20	Predesign End	December-20
Design Start	July-23	Design End	December-24
Construction Start	July-23	Construction End	December-24
Construction Duration	17 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	\$1,702,716	Total Project Escalated	\$1,801,508
		Rounded Escalated Total	\$1,802,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$95,865		
Extra Services	\$22,880		
Other Services	\$43,070		
Design Services Contingency	\$8,091		
Consultant Services Subtotal	\$169,906	Consultant Services Subtotal Escalated	\$185,131

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,320,549	Maximum Allowable Construction Cost (MACC) Escalated	\$1,390,671
DB-Progressive Risk Contingencies	\$0		\$0
DB-Progressive Management	\$0		\$0
Owner Construction Contingency	\$66,027		\$71,944
Non-Taxable Items	\$0		\$0
Sales Tax	\$137,271	Sales Tax Escalated	\$144,799
Construction Subtotal	\$1,523,848	Construction Subtotal Escalated	\$1,607,414

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

Artwork			
Artwork Subtotal	\$8,963	Artwork Subtotal Escalated	\$8,963

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$1,702,716	Total Project Escalated	\$1,801,508
		Rounded Escalated Total	\$1,802,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$185,131		\$185,131		\$0
Construction					
Construction Subtotal	\$1,607,414		\$1,607,414		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$8,963		\$8,963		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0

Project Cost Estimate					
Total Project	\$1,801,508	\$0	\$1,801,508	\$0	\$0
	\$1,802,000	\$0	\$1,802,000	\$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 appropriation request will fund the design and construction phase of the project.

Insert Row Here

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

Pre-design is complete and approved by OFM.

Insert Row Here

What is planned with a future appropriation?

No future appropriation requests are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$95,865			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$95,865	1.0896	\$104,455	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$22,880			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$22,880	1.0896	\$24,931	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$43,070			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$43,070	1.0896	\$46,929	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$8,091			
Other				
Insert Row Here				
Sub TOTAL	\$8,091	1.0896	\$8,816	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$169,906		\$185,131

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$452,829			
G20 - Site Improvements	\$119,719			
G30 - Site Mechanical Utilities	\$272,920			
G40 - Site Electrical Utilities	\$294,902			
G60 - Other Site Construction				
15.8% lost buying power Dec-17 to Jun-22	\$180,179			
Insert Row Here				
Sub TOTAL	\$1,320,549	1.0531	\$1,390,671	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0896	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,320,549		\$1,390,671	

\$26

\$28 per GSF

5) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

6) GCCM or Design Build Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

7) Owner Construction Contingency

Allowance for Change Orders	\$66,027		
Other			
Insert Row Here			
Sub TOTAL	\$66,027	1.0896	\$71,944

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

9) Sales Tax

Sub TOTAL	\$137,271		\$144,799
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CONSTRUCTION CONTRACTS TOTAL	\$1,523,848		\$1,607,414
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Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0896	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0896	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,963				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,963		NA	\$8,963	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.0896	\$0	

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					
OTHER COSTS TOTAL	\$0		1.0531	\$0	

Green cells must be filled in by user

C-100(2022)
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: Everett Community College – Baker Hall Replacement

OFM project number: 40000190 **Legislative district(s):** 21, 38

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:

College Proposal	Predesign to OFM	Design-Build Funding request
<i>December 2017</i>	<i>February 2021</i>	<i>September 2021</i>
General Business	General Business	General Business
Accounting	Accounting	Accounting
Economics	Economics	Economics
Business Technology	Business Technology	Business Technology
Computer Information Systems	Computer Information Systems	Cosmetology
Theatre	Theatre	Theatre

EVERETT COMMUNITY COLLEGE
RESOLUTION NO. 2021-5-01

RESOLUTION APPROVING THE PROGRAM CHANGE FROM CIS TO
COSMETOLOGY IN THE BAKER HALL REPLACEMENT PROJECT

WHEREAS, Everett Community College is expanding its campus to increase access to higher education; and

WHEREAS, the College is in the State Board of Community and Technical College's major capital project pipeline to design and build the Baker Hall Replacement Project; and

WHEREAS, the College's Cosmetology program has been located in Marysville since 1995 and it would be beneficial to the students and the community to move the program back to main campus; and

NOW THEREFORE BE IT RESOLVED that the Board of Trustees of Everett Community College approves the program change from CIS to Cosmetology in the Baker Hall Replacement project.

Passed and Approved this 18th day of May 2021.

Dr. Betty J. Cobbs

Dr. Betty Cobbs, Chair

Toraya Miller

Toraya Miller

Mike Deller

Mike Deller (May 19, 2021 15:33 PDT)

Mike Deller

Bob Bolerjack

Bob Bolerjack (May 19, 2021 11:23 PDT)

Bob Bolerjack

Jerry Martin (May 19, 2021 17:04 PDT)

Jerry Martin

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:49AM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 12

Project Summary

Replace Buildings 10, 10B, and F1 on campus with a new 46,124 GSF Center for Innovative Learning and Engagement

Project Description

The following 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.

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]

- Tacoma Community College (TCC) lacks the contemporary learning spaces needed to implement new pedagogies and emerging practices.
- TCC's Business and Humanities programs lack simulation spaces that will allow each program to infuse instruction with artifacts and activities, to better prepare learners for the workplace or transfer.
- TCC's Business and Humanities programs lack integration spaces that create synergies towards emerging competencies which are now recognized across disciplines, such as intercultural competencies, design thinking, and entrepreneurship.
- Three of TCC's current buildings (10, 10B, and F1) have exceeded their reasonable lifespan and need to be replaced

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 25,069 gross square feet (GSF) in three buildings with a single new 53,075 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 supports the college's efforts to create seamless academic pathways that foster collaborative learning, interdisciplinary connections, and community engagement.

TCC subscribes to the notion that broad integrative knowledge is critical for the careers of today and has embraced innovative pedagogies such as learning communities and service learning that support and enhance our capacity to provide high quality academic experiences that meet the needs and expectations of our students, employers, and the community.

Along with community partners such as Pacific Lutheran University, Tacoma Art Museum and University of Washington Tacoma, the proposed project will create an environment that allows students to apply learning across multiple fields and disciplines with particular emphasis on those programs that need updated laboratory spaces but do not currently have access to them, including business, paralegal, humanities, social sciences, and communications.

These academic programs are a driving force in facilitating Integrative Learning at TCC, effectively transforming the learner experience by interconnecting curriculum and creating opportunities for students to apply concepts across a variety of disciplines.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:49AM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Renovation and Addition to Existing Building – Renovation of Buildings 10, 10B, and F1 is not feasible as the cost to renovate would exceed the cost to replace. Building systems have outlived their useful life. Further, these small, inefficient, poorly functioning buildings do not meet the instructional needs of the College. 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.

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 85 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 state appropriated funds will be matched with \$1 million in local funds already in hand.

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 is the highest priority of TCC's Facilities Master Plan. TCC's Business, Humanities, and Social Sciences pathways courses are currently housed in 10 decentralized facilities on the TCC campus, which limits the ability of the College to integrate delivery of these programs as well as the ability of division faculty to collaborate on instructional delivery. The Master Plan identifies the location of existing Building 10 and 10B as the site of the new Center for Innovative Learning and Engagement. Buildings 10, 10B, and F1 are three of the worst buildings on campus and are identified for replacement in the Short Term Plan for the Center for Innovative Learning and Engagement.

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 C 100]

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. [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) Use natural gas instead of electricity for heating

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:49AM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

- 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) Green roofs to absorb heat and act as insulators for ceilings
- j) Orient building for natural light and reduced heating and cooling loads
- k) Trees and vegetation planted to directly shade building
- l) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- m) 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 is a fairly 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 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. The Center for Innovative Learning and Engagement capital proposal will replace three buildings centralizing many of its social and natural sciences programs which will complete its “Guided Pathways” plan reducing barriers and emphasizing collaboration and engagement.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Tacoma Community Colleges has promoted a “Guided Pathways” plan for the last 12 years. This plan is intended to support underserved student by creating a sense of belonging and providing support for students from the first year to the last year of enrollment increasing retention and graduation for low income students and students of color. This project is the last phase to fully implement its “Guided Pathways” plan.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project will intend to centralize certain programs reducing barriers and increasing access. It will also create a facility conducive to collaboration and engagement while at the same time creating a more energy efficient building reducing its carbon footprint. None of these objectives will be possible if the project is not funded leaving existing structure that will make it more challenging to support and engage historically underrepresented community’s and completing the colleges “Guided Pathways” goal.

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

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: Tacoma

County: Pierce

Legislative District: 028

Project Type

Remodel/Renovate/Modernize (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:49AM

Project Number: 40000104

Project Title: Tacoma: Center for Innovative Learning and Engagement

Description

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	38,506,000		2,904	2,989,096	35,514,000
147-6	HE Plant Accounts-Non-Appropriate	1,000,000				1,000,000
	Total	39,506,000	0	2,904	2,989,096	36,514,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.8	1.5	1.5	1.5	1.5
001-1	General Fund-State	91,800	183,600	183,600	183,600	183,600
	Total	91,800	183,600	183,600	183,600	183,600

Narrative

21,055 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jan-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000104	40000104
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 2022

Agency	Tacoma Community College
Project Name	Center for Innovative Learning and Engagement
OFM Project Number	40000104

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	46,124	MACC per Gross Square Foot	\$435
Usable Square Feet	28,105	Escalated MACC per Gross Square Foot	\$473
Alt Gross Unit of Measure			
Space Efficiency	60.9%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.19%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	Tacoma
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To be demolished: A00792 (Building 10), A07263 (Building 10B), A03517 (Building F1)
Project Administered By	DES		

Schedule

Predesign Start	December-21	Predesign End	June-22
Design Start	June-22	Design End	June-23
Construction Start	July-23	Construction End	January-25
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$36,496,310	Total Project Escalated	\$39,506,091
		Rounded Escalated Total	\$39,506,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$275,439		
Design Phase Services	\$1,046,302		
Extra Services	\$1,293,489		
Other Services	\$968,422		
Design Services Contingency	\$179,183		
Consultant Services Subtotal	\$3,762,835	Consultant Services Subtotal Escalated	\$3,924,809

Construction			
Maximum Allowable Construction Cost (MACC)	\$20,085,835	Maximum Allowable Construction Cost (MACC) Escalated	\$21,837,176
GCCM Risk Contingencies	\$554,872		\$605,810
GCCM Management	\$4,238,856		\$4,627,983
Owner Construction Contingency	\$1,004,292		\$1,096,486
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,666,037	Sales Tax Escalated	\$2,901,248
Construction Subtotal	\$28,549,892	Construction Subtotal Escalated	\$31,068,703

Equipment			
Equipment	\$2,741,378		
Sales Tax	\$282,362		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,023,740	Equipment Subtotal Escalated	\$3,301,320

Artwork			
Artwork Subtotal	\$191,573	Artwork Subtotal Escalated	\$191,573

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$968,271	Other Costs Subtotal Escalated	\$1,019,687

Project Cost Estimate

Total Project

\$36,496,310

Total Project Escalated

\$39,506,091

Rounded Escalated Total

\$39,506,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,924,809	\$2,784,279	\$1,140,530		\$0
Construction					
Construction Subtotal	\$31,068,703		\$31,068,703		\$0
Equipment					
Equipment Subtotal	\$3,301,320		\$3,301,320		\$0
Artwork					
Artwork Subtotal	\$191,573	\$19,157	\$172,416		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$1,019,687	\$188,564	\$831,123		\$0
Project Cost Estimate					
Total Project	\$39,506,091	\$2,992,000	\$36,514,092	\$0	-\$1
	\$39,506,000	\$2,992,000	\$36,514,000	\$0	\$1,000,000
	Percentage requested as a new appropriation		92%		

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

This new appropriation, along with \$1,000,000 in local funding will fully fund the project in this request.

Insert Row Here

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

The project predesign is complete and the college has design funding appropriated.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed. The \$1,000,000 is local funding committed to the 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$275,439			
Other				
Insert Row Here				
Sub TOTAL	\$275,439	1.0000	\$275,439	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,046,302			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,046,302	1.0242	\$1,071,623	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$104,281			
Geotechnical Investigation	\$30,081			
Commissioning	\$25,068			
Site Survey	\$30,081			
Testing	\$25,068			
LEED Services	\$150,405			
Voice/Data Consultant	\$40,108			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)	\$10,027			
Landscape Consultant	\$150,405			
Hazardous Abatement Consultant	\$40,108			
Life Cycle Cost Analysis	\$12,033			
Reimburseables incl Reprographics	\$20,054			
Lighting Consultant	\$50,135			
Advertising	\$2,006			
Envelope Consultant	\$30,081			
Computer Visualization/Animation	\$10,027			
Interior Design (furniture, signage)	\$100,270			
\$100,000				
Acoustic Design	\$25,068			
Security/Hardware Consultant				
Audiovisual Consultant	\$80,216			
Phased bid & permit documents	\$60,162			
A/E team GCCM coordination	\$75,203			
Traffic Impact Analysis	\$40,108			
Energy Life Cycle Cost Estimate (ELCCA)	\$40,108			

A/E Commissioning Participation (D+C)	\$45,122			
DES Energy Services - ELCCA	\$2,006			
ArtsWA art concept integration in bidding/construction	\$12,033			
Accessibility Review	\$12,033			
City Required Frontage Improvements	\$67,181			
Arborist	\$4,011			
Sub TOTAL	\$1,293,489	1.0242	\$1,324,792	Escalated to Mid-Design

4) Other Services

Bid/Construction/Closeout	\$470,078			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning & Training	\$75,203			
LEED Reporting/Monitoring				
Reimbursables / Reprographics for bid and construction	\$2,006			
Enhanced Construction Administration	\$175,473			
Geotechnical Construction Services	\$30,081			
Testing and Inspection	\$125,338			
Building Envelope CFR & Air/Water Testing	\$50,135			
Record Drawings	\$40,108			
Sub TOTAL	\$968,422	1.0918	\$1,057,323	Escalated to Mid-Const.

5) Design Services Contingency

Design Services Contingency	\$179,183			
Other				
Insert Row Here				
Sub TOTAL	\$179,183	1.0918	\$195,632	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$3,762,835		\$3,924,809	
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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$509,196				
G20 - Site Improvements	\$650,301				
G30 - Site Mechanical Utilities	\$558,463				
G40 - Site Electrical Utilities	\$336,795				
G60 - Other Site Construction					
F20 - Building Demolition	\$336,455				
Sub TOTAL	\$2,391,210		1.0531	\$2,518,184	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0531	\$0	
3) Facility Construction					
A10 - Foundations	\$649,410				
A20 - Basement Construction					
B10 - Superstructure	\$3,494,145				
B20 - Exterior Closure	\$2,781,724				
B30 - Roofing	\$515,770				
C10 - Interior Construction	\$1,800,173				
C20 - Stairs	\$217,303				
C30 - Interior Finishes	\$1,165,697				
D10 - Conveying	\$168,454				
D20 - Plumbing Systems	\$574,586				
D30 - HVAC Systems	\$2,582,873				
D40 - Fire Protection Systems	\$362,668				
D50 - Electrical Systems	\$2,660,725				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
C30 - Fixed Equipment & Specialties	\$448,025				
C40 Furnishings & Casework	\$273,072				
Insert Row Here					
Sub TOTAL	\$17,694,625		1.0918	\$19,318,992	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL	\$20,085,835	\$21,837,176
	<i>\$435</i>	<i>\$473 per GSF</i>

5) GCCM Risk Contingency

GCCM Risk Contingency	\$554,872		
Insert Row Here			
Sub TOTAL	\$554,872	1.0918	\$605,810

6) GCCM or Design Build Costs

GCCM Fee	\$1,171,610		
Bid General Conditions	\$1,104,720		
GCCM Preconstruction Services	\$275,743		
Negotiated Support Services	\$1,004,292		
Bond, insurance, B&O Taxes	\$682,491		
Insert Row Here			
Sub TOTAL	\$4,238,856	1.0918	\$4,627,983

7) Owner Construction Contingency

Allowance for Change Orders	\$1,004,292		
Insert Row Here			
Sub TOTAL	\$1,004,292	1.0918	\$1,096,486

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0918	\$0

9) Sales Tax

Sub TOTAL	\$2,666,037	\$2,901,248
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CONSTRUCTION CONTRACTS TOTAL	\$28,549,892	\$31,068,703
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$146,395				
E20 - Furnishings	\$1,422,055				
F10 - Special Construction					
Audio Visual Systems	\$1,144,939				
Security Systems - CCTV	\$27,989				
Sub TOTAL	\$2,741,378		1.0918	\$2,993,037	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0918	\$0	
3) Sales Tax					
Sub TOTAL	\$282,362			\$308,283	
EQUIPMENT TOTAL					
	\$3,023,740			\$3,301,320	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$196,573				0.5% of total project cost for new and renewal construction
Deduction for local funding.	-\$5,000				
Insert Row Here					
ARTWORK TOTAL	\$191,573		NA	\$191,573	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.0918	\$0	

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	\$138,660				
Historic and Archeological Mitigation					
Permit and Plan review Fees	\$188,564				
Frontage Improvements 12th Street Crosswalks	\$83,859				
Frontage Improvements 12th Street Sidewalks	\$431,399				
Frontage Improvements Mildred Street ADA connection	\$125,789				
Insert Row Here					
OTHER COSTS TOTAL	\$968,271		1.0531	\$1,019,687	

Green cells must be filled in by user

C-100(2022)
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: Tacoma Community College: Center for Innovative Learning and Engagement

OFM project number: 40000104 **Legislative district(s):** 26, 28

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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>July 2022</i>	<i>September 2022</i>
Business Pathways	Business Pathways	Business Pathways	Business Pathways
Humanities and Social Science Pathways	Humanities and Social Science Pathways	Humanities and Social Science Pathways	Humanities and Social Science Pathways

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:48AM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 13

Project Summary

The project will replace 53,596 gross square feet (GSF) in three buildings with a single new 69,980 GSF facility on the Wenatchee campus.

Project Description

The following 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.

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]

Wenatchee Valley College (WVC) provides transfer and workforce educational opportunities to the largest service district in the state, spanning over 10,000 square miles. Because the majority of the district is rural and remote, innovative educational delivery is essential to meet the growing demand for skilled and knowledgeable workers throughout the region. Unfortunately, the condition of WVC's technical education facilities is negatively impacting the College's ability to serve their district. The facilities are unsafe, deficient for modern education, silo the programs, don't offer space for the integration of industry and community, and do not provide program pride. The facilities have lived past their useful life and cannot be cost-effectively renovated or added on to.

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 53,596 gross square feet (GSF) in three buildings with a single new 69,980 GSF facility on the Wenatchee 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 three outdated facilities with a new 69,980 square foot Center for Technical Education and Innovation (CTEI). The modern and agile facility will fully support collaboration and career connectivity through the guided pathways methodology. The new building will have space and infrastructure to effectively serve the rural district through face-to-face, hybrid, and distance learning opportunities. It will provide students with the necessary resources to achieve solid learning outcomes. A focus will be placed on creating modular adaptable labs and learning spaces that allow for hands-on, interdisciplinary, and project-based learning. WVC will be able to focus on strengthening its partnerships with K-12, Tribal education agencies, and higher education throughout the region. These partnerships will allow the College to improve feeder programs and long-term educational pathways. Relevant curriculum and technical skills will be developed that respond directly to the local labor market, advancing student's lifetime career achievements.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:48AM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

Additionally, the facility will overcome traditional separation of programs through transparency, displaying student work, and the integration of industry into the learning process. Space will be available for celebrating program success and showcasing the rewarding careers WVC's technical education programs offer. Moreover, informal learning environments will be strategically placed throughout the facility to maximize ongoing mentoring, advising, and networking. The facility will contain the infrastructure necessary to incorporate future technological advancements and meet the unforeseen higher education needs of tomorrow. The Center for Technical Education and Innovation will provide a progressive learning environment that is unrestrained by lack of resources.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Much thought went into developing a project that would maximize resources, improve the learning environment, and develop the long-term built campus environment. Possible solutions discussed included: 1. Replacement and Addition; 2. Renovation and Replacement; 3. Lease off Campus; and 4. Do Nothing

Replacement and Addition - The preferred alternative is to replace the three facilities currently serving Industrial Technical Education and to add an additional 16,384 square feet to meet the spatial needs of the programs and allow for growth. The College explored the possibility of including Sexton Hall but arrived at the conclusion that Sexton Hall still functioned for Computer Science and that more square footage was needed to properly serve all the programs. The close adjacency of Sexton Hall and the proposed location of the new facility will allow for increased program interaction and synergy between Technical Education and Computer Science. Replacing the three facilities (Batjer, Industrial Technology, and Refrigeration Technology) will maximize all resources including time, campus real estate, and money. It allows WVC to develop their built environment in accordance with their Facility Master Plan.

Renovation & Replacement - In lieu of replacement, the College has looked at renovating and expanding Batjer Hall. The project would include removing Refrigeration Technology and Industrial Technology and expanding the square footage of Batjer Hall. Several variables make this a non-feasible solution.

? Batjer cannot be expanded to the South or East because of adjacent buildings.

? Batjer cannot be expanded to the North because it is adjacent to a public street.

? Batjer cannot be expanded to the West unless the other two facilities (Environmental Systems and Refrigeration Technology and Industrial) are removed prior to construction, which would mean that the college would have to house these programs of campus during construction. There is no space to house these programs during construction and relocating them would be an additional expense.

? Batjer cannot expand functionally to the West because the Automotive Laboratory is located on the West Side of the Facility and expansion would isolate vehicular access to the Laboratory.

? Batjer is currently non-functional in terms of program needs, accessibility, and special requirements, so a renovation of the facility would not improve the facility.

? A renovation would add an additional two-years to the construction process, require programs to be relocated off campus, and require more funding than replacement.

Leasing Space Off-Campus - Leasing space off campus would require high retrofit costs. Additionally, it would separate the Industrial Technical programs from the campus causing duplication in student services. Estimated rental costs for an industrial facility in Wenatchee is \$8.00 per square foot. A 69,980-square foot facility would cost \$559,840 annually. Locating the programs off campus will negatively impact student success.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Project Title: Wenatchee: Center for Technical Education and Innovation

Description

Do Nothing - If no action is taken, the three buildings will continue to degrade, posing a greater safety risk to those who utilize the space. Programs will remain siloed, leading to fewer opportunities for innovation between disciplines. The environmental systems for all the buildings would fail or need replacement. Plumbing and plumbing fixtures throughout all the facilities need replacement. Lab growth will continue to be limited, leading to fewer opportunities for program growth. Mechanical infrastructure (electric, HVAC, fire systems) will become obsolete and expensive to replace. If nothing is done to improve the facility conditions, the following consequences are imminent: Batjer Hall: Structural integrity will continue to degrade, such as increased cracking in structural concrete. Plumbing will continue to leak. Limited classroom spaces will continue to limit student success. Industrial Technology: Cracking in structure will continue to spread, and leaks in the roof will continue to degrade the building. If not replaced, the building will be inoperable. Refrigeration: The roof is currently at the point where replacement is required. If not replaced, the building will be inoperable. The instructional space is severely inadequate in size and design. Connectivity with surrounding industry, K -12, higher education and the general community will not improve. The programs will remain limited and not be able to deliver the level of student success that WVC strives for.

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 101 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]

Creating a Center for Technical Education and Innovation is WVC's number one facility master plan priority.
Goal 1: Enhance Student Success - The new facility will not only provide the physical space needed for student success, but also educational models that will cater to students with varied needs. The new building will house an advising station, networking areas, an industry training room, specialized labs with relevant equipment, necessary infrastructure, state-of-the-art classrooms, and collaboration areas. The educational models will consist of hands -on approaches such as high-touch advising and guided pathways to encourage degree completion. These methods will especially benefit non-traditional students by working to eliminate barriers that impact attendance or degree completion.

Goal 2: Increase community engagement and expand partnerships for collaboration - The new facility will strengthen community partnerships by creating space for students and instructors to interact with industry professionals in the learning environment and alongside cutting edge technology. Spaces will be available to host innovative K -12 events. The facility will showcase careers opportunities and provide the space necessary for industry and the surrounding service district to thrive.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Description

Goal 3: Encourage enrollment by creating a campus that students are proud of - The new space will encourage collaboration between disciplines and instill a sense of pride in students and faculty. The creation of welcoming social spaces that display student work will allow for greater connectivity between students and faculty from across disciplines (campus-wide). The transparency provided through strategically placed glazing will allow for inquiry, excitement, and promotion of the programs.

Goal 4: Integrate and institutionalize diversity and globalism throughout the College - The new facility will help cater to those from diverse cultural backgrounds by providing support services to ensure course success and degree completion. WVC serves a diverse population of students varying in age and ethnic background. Approximately 42% of the student population is Latino and 4.3% are Native American (growing population). It is critically important to ensure all students have the resources and support available to be successful. The faculty section of the new building will house offices that will provide high -touch and guided pathways advising that will offer options for students accustomed to different cultures of education.

Goal 5: Sustain environmentally sound College operations - Sustainability charrettes will start early and occur throughout the design. The charrettes will include participants from several local utilities, community development agencies, students, end users and operations, and maintenance. The College intends to design a facility that is highly flexible, adaptable, and sustainable. The new facility will meet or exceed LEED Silver certification and will feature low -emitting materials, space for green vehicles, energy and water efficiency, and the use of natural daylight. During the design phase, the College will explore alternative and renewable sources of energy such as passive heating and cooling, thermal technologies and solar.

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 C 100]

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. [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) Geothermal heat pump
- c) Post occupancy commissioning
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

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Project Title: Wenatchee: Center for Technical Education and Innovation

Description

- f) Roofing materials with high solar reflectance and reliability
- g) Orient building for natural light and reduced heating and cooling loads
- h) Trees and vegetation planted to directly shade building
- 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).

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 relocating into the area. The Center for Technical Education and Innovation (CTEI) is aimed at replacing the schools current STEM related building with a modern, flexible and collaborative center that is also more accessible from the campus core providing more opportunities for underrepresented students.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This CTEI project aims to remove barriers and enhance advancements in technology benefitting these historically underrepresented groups who are changing the ethnic landscape of the region. The technical and industrial local labor force has increased almost 10% the last 5 years. This proposal provides a more collaborative and flexible space but also will include more advanced features and equipment supporting technological changes in the workplace creating outstanding learning opportunities for students of color who have historically been excluded from these opportunities.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The current STEM related buildings are old, inflexible, inefficient and also located on the outer edges of the campus creating access issues. The STEM related programs are some of the most in-demand courses at the college and also provide a significant amount of labor to the local and adjacent counties. The impact of not doing this project will have ripple effects throughout the region.

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

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: Wenatchee

County: Chelan

Legislative District: 012

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 11:48AM

Project Number: 40000198

Project Title: Wenatchee: Center for Technical Education and Innovation

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	49,737,000		89,111	3,176,889	46,471,000
	Total	49,737,000	0	89,111	3,176,889	46,471,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
FTE	Full Time Employee	0.3	1.2	1.2	1.2	1.2
001-1	General Fund-State	35,717	142,868	142,868	142,868	142,868
	Total	35,717	142,868	142,868	142,868	142,868

Narrative

16,384 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Apr-26). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000198	40000198
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 2022

Agency	Wenatchee Valley Community College
Project Name	Center for Technical Education and Innovation
OFM Project Number	40000198 with predesign update

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	69,980	MACC per Gross Square Foot	\$507
Usable Square Feet	56,160	Escalated MACC per Gross Square Foot	\$558
Alt Gross Unit of Measure			
Space Efficiency	80.3%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	6.53%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	1300 5th St, Wenatchee
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to be demolished: A04052 (Sexton Hall, A00152 (Industrial Technology), A05917 (Refrigeration)
Project Administered By	DES		

Schedule

Predesign Start	January-22	Predesign End	June-22
Design Start	July-22	Design End	June-23
Construction Start	September-23	Construction End	May-25
Construction Duration	20 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$45,444,976	Total Project Escalated	\$49,736,577
		Rounded Escalated Total	\$49,737,000

Cost Estimate Summary

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services

Predesign Services	\$427,832		
Design Phase Services	\$1,893,527		
Extra Services	\$1,145,480		
Other Services	\$1,069,107		
Design Services Contingency	\$226,797		
Consultant Services Subtotal	\$4,762,743	Consultant Services Subtotal Escalated	\$4,979,977

Construction

Maximum Allowable Construction Cost (MACC)	\$35,459,780	Maximum Allowable Construction Cost (MACC) Escalated	\$39,025,512
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,772,989		\$1,958,976
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,202,018	Sales Tax Escalated	\$3,524,666
Construction Subtotal	\$40,434,787	Construction Subtotal Escalated	\$44,509,154

Equipment

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

Artwork

Artwork Subtotal	\$247,446	Artwork Subtotal Escalated	\$247,446
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Agency Project Administration

Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs

Other Costs Subtotal	\$0	Other Costs Subtotal Escalated	\$0
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Project Cost Estimate

Total Project

\$45,444,976

Total Project Escalated

\$49,736,577

Rounded Escalated Total

\$49,737,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0	\$0	\$0
Consultant Services					
Consultant Services Subtotal	\$4,979,977	\$3,241,256	\$1,738,721	\$0	\$0
Construction					
Construction Subtotal	\$44,509,154	\$0	\$44,509,154	\$0	\$0
Equipment					
Equipment Subtotal	\$0	\$0	\$0	\$0	\$0
Artwork					
Artwork Subtotal	\$247,446	\$24,744	\$222,702	\$0	\$0
Agency Project Administration					
Project Administration Subtotal	\$0	\$0	\$0	\$0	\$0
Other Costs					
Other Costs Subtotal	\$0	\$0	\$0	\$0	\$0
Project Cost Estimate					
Total Project	\$49,736,577	\$3,266,000	\$46,470,577	\$0	\$0
	\$49,737,000	\$3,266,000	\$46,471,000	\$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.)

This appropriation request will fund the construction phase of this building project.

Insert Row Here

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

Pre-design is approved by OFM and the project is into the design phase, waiting for construction funding.

Insert Row Here

What is planned with a future appropriation?

No additional future appropriations are needed 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$20,817			
Environmental Analysis	\$28,287			
Predesign Study	\$273,069			
Overhead Power Relocation	\$67,609			
On Site Utilities	\$38,050			
Insert Row Here				
Sub TOTAL	\$427,832	1.0039	\$429,501	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,677,597			69% of A/E Basic Services
Mileage/lodging/Meals/Printing	\$215,930			
Insert Row Here				
Sub TOTAL	\$1,893,527	1.0262	\$1,943,138	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$61,111			
Geotechnical Investigation	\$40,356			
Commissioning	\$74,528			
Site Survey	\$33,092			
Testing	\$57,651			
LEED Services	\$183,808			
Voice/Data Consultant	\$90,513			
Value Engineering	\$19,654			
Constructability Review	\$22,102			
Environmental Mitigation (EIS)	\$11,531			
Landscape Consultant	\$58,609			
Acoustical/Cost/Lighting/Interior	\$174,369			
Special Systems	\$275,022			
Record/Confomed Drawings	\$43,134			
Insert Row Here				
Sub TOTAL	\$1,145,480	1.0262	\$1,175,492	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$753,703			31% of A/E Basic Services
HVAC Balancing	\$31,446			
Staffing				
Commissioning/DAS	\$126,728			
Special Testing	\$157,230			
Insert Row Here				
Sub TOTAL	\$1,069,107	1.1049	\$1,181,257	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$226,797			

Other				
Insert Row Here				
Sub TOTAL	\$226,797	1.1049	\$250,589	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,762,743		\$4,979,977	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$940,236			
G20 - Site Improvements	\$1,109,835			
G30 - Site Mechanical Utilities	\$172,953			
G40 - Site Electrical Utilities	\$170,333			
G60 - Other Site Construction	\$262,050			
OH Power Relocation	\$485,212			
15.8% lost buying power Dec-17 to Jun-22				\$496,218
Insert Row Here				
Sub TOTAL	\$3,140,619	1.0617	\$3,334,396	
2) Related Project Costs				
Offsite Improvements	\$282,805			
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$141,403			
15.8% lost buying power Dec-17 to Jun-22				\$67,025
Insert Row Here				
Sub TOTAL	\$424,208	1.0617	\$450,382	
3) Facility Construction				
A10 - Foundations	\$1,072,571			
A20 - Basement Construction				
B10 - Superstructure	\$5,058,909			
B20 - Exterior Closure	\$4,385,678			
B30 - Roofing	\$954,269			
C10 - Interior Construction	\$1,908,669			
C20 - Stairs	\$179,715			
C30 - Interior Finishes	\$1,106,022			
D10 - Conveying	\$162,471			
D20 - Plumbing Systems	\$1,105,916			
D30 - HVAC Systems	\$4,681,576			
D40 - Fire Protection Systems	\$329,959			
D50 - Electrical Systems	\$3,454,314			
F10 - Special Construction				
F20 - Selective Demolition	\$491,211			
General Conditions	\$1,202,892			
Bonds/Insurance/B&O	\$594,275			
E10 - Equipment installed by contractor	\$247,376			
General Contractor OH&P	\$1,523,782			

15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage Increases in items above	\$3,435,348		
Insert Row Here			
Sub TOTAL	\$31,894,953	1.1049	\$35,240,734

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$35,459,780		\$39,025,512
	\$507		\$558 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency			
Allowance for Change Orders	\$1,772,989		
Other			
Insert Row Here			
Sub TOTAL	\$1,772,989	1.1049	\$1,958,976

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1049	\$0

9) Sales Tax			
Sub TOTAL	\$3,202,018		\$3,524,666

CONSTRUCTION CONTRACTS TOTAL	\$40,434,787		\$44,509,154
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1049	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1049	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$247,446				
Other					
Insert Row Here					
ARTWORK TOTAL	\$247,446		NA	\$247,446	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1049	\$0	

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					
OTHER COSTS TOTAL	\$0		1.0617	\$0	

Green cells must be filled in by user

C-100(2022)
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: Wenatchee Valley College: Center for Technical Education and Innovation

OFM project number: 40000198 **Legislative district(s):** 7, 12

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>January 2016</i>	<i>September 2020</i>	<i>July 2022</i>	<i>TBD</i>
Agriculture	Agriculture	Agriculture	
Environmental Systems	Environmental Systems	Environmental Systems	
Automotive Technology	Automotive Technology	Automotive Technology	
Drafting	Drafting	Drafting	
Machining Welding	Machining Welding	Machining Welding	
Criminal Justice	Criminal Justice	Computer Technology	
Electronics	Electronics	Electronics	
Engineering	Engineering	Engineering	
BAS - Engineering Technology	BAS - Engineering Technology	BAS – Engineering Technology	

SBCTC program updates for major projects included in a capital budget request

Criminal Justice has been removed from the program and space for Computer Technology has been added. This is due to the increased automation and curriculum overlap that is occurring in technical education programs and computer technology.



BOARD OF TRUSTEES MEETING

June 15, 2022

3:00 P.M. – WTI 3210/Zoom

Webinar Link: <https://wvc.zoom.us/j/85485160089>

AGENDA

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CALL TO ORDER

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PUBLIC COMMENT

Persons wishing to address the board must sign up and limit their remarks to three minutes.

ADJOURNMENT

NOTE: An Executive Session may be called for any reason allowed under the Open Public Meetings Act (RCW 42.30)

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#1 - Action**

CATEGORY: **APPROVAL OF MINUTES**

Board Minutes of May 25, 2022

BACKGROUND:

Attached are the minutes from May 25, 2022, regular board meeting.

RECOMMENDATION:

That the minutes from May 25, 2022, regular board meeting be approved.

WENATCHEE VALLEY COLLEGE BOARD OF TRUSTEES

Regular Board Meeting

May 25, 2022 – 3:00 P.M.

Wenatchi Hall - 3210

MINUTES

ATTENDANCE

Trustees Present:

Tamra Jackson, Chair
Steve Zimmerman, Vice Chair
Wilma Cartagena
Paula Arno Martinez
Phylicia Hancock Lewis

Also Present:

Cabinet Members
Faculty Members
Students

CALL TO ORDER: 3:00 P.M.

APPROVAL OF MINUTES

1. **April 20, 2022, Regular Board Meeting**

Trustee Jackson requested to amend the minutes to reflect that Trustee Arno Martinez was not present at the April 20, 2022 board of trustee meeting in Nespelem.

Steve Zimmerman moved that the minutes of April 20, 2022, regular meeting be approved with the proposed amendment. The motion was seconded by Wilma Cartagena and carried unanimously.

MOTION NO. 2392

CELEBRATING SUCCESS

2. Wenatchee Valley College students Kaitlyn Bonner, Brooke Perez and Jessica Heinlen were recognized as members of the 2022 AI- Washington Academic Team. The program recognizes 79 students from 34 community colleges that reflect the diversity of the state, maintain high standards of excellence and contribute positively to the community.

Kaitlyn Isabel Bonner has been driven by a love of learning since a young age, but family tragedy is what led her to major forensic psychology. After the murder of her aunt, Kaitlyn's family was left searching for answers. Kaitlyn plans to transfer to a four-year school to receive her bachelor's and ultimately hopes to pursue a master's degree in forensic psychology in order to better understand how to prevent crimes like this one.

Brooke Perez is a dancer and musician who aims to pursue medicine in honor of her brother. Her brother was born with CHARGE syndrome, a genetic syndrome that affects all areas of the body. Despite doctor's predictions, her brother lived until 24. After his death, Brooke turned to music and dance to cope. Academically, she plans to transfer to Gonzaga University to pursue her medical degree. She hopes to earn a doctorate degree in medicine.

Jessica Heinlen's two academic passions are math and music. Encouraged by family and teachers, she has been playing piano since she was seven. At Wenatchee Valley College, she sought opportunities to take STEM and music classes whenever possible. She plans to continue to explore both fields after transferring to a four-year institution and has an open mind about what she wants to do next with her education.

3. **Isaac Jones, Wenatchee Valley, 2021-2022 Baden Men's Basketball Player of the Year**

Isaac arrived at WVC in the fall of 2019 as a roster filling walk-on player. Expectations were that he could at the very least be a solid practice player capable of playing fill-in minutes in some games. Fast forward to spring 2022, Isaac, had one of the most dominant seasons in NWAC Men's Basketball history as he led the conference in numerous statistical categories including 25.3 points per game, 13.2 rebounds per game, and an astounding field goal percentage of 69.5%. Isaac ranked 2nd with 1.6 blocked shots per game. Isaac's play on the court helped lead Wenatchee Valley to the East Region title and a spot in the NWAC Final Four. Isaac has received scholarship offers from numerous NCAA Division I universities including, but not limited to Washington State, Idaho, Boise State, and Oregon State.

On Jan. 19 against Walla Walla Isaac set a Wenatchee Valley scoring record with 61 points. That night he made 26 shots out of 35 attempts while gathering 15 rebounds. To quote Zach Johnson, Wenatchee World sportswriter, "Scoring 61 points in a game is extremely rare. There has been only 17 Division I athletes to score 61 or more points in a game and it's happened only once since 2000. Regardless of the competition level, 61 points is extraordinary".

Coach Jeremy Harden, 2021-22 NWAC East Region Coach of the Year.

Since arriving at WVC in 2017, Coach Jeremy Harden has compiled a record of 85 wins against only 45 losses. In East region play, Jeremy has compiled an even more impressive record of 38 wins against only 7 losses. His teams reached the NWAC Elite Eight in 2019-20. Recorded an East Region best record of 11 wins against 2 losses in the abbreviated 2020-21 COVID season. This past season The Knights reached the NWAC Final Four.

According to former coach Men's basketball coach Greg Franz, "Coach Harden is without question one of the best and brightest young coaches at any level in the Pacific Northwest. It has been a very exciting honor watching his teams compete and excel each year." Coach Harden takes pride in the number of his former players who have gone on to excel athletically and academically at four-year colleges and universities.

INTRODUCTION OF NEW EMPLOYEES

4. Reagan Bellamy, Executive Director of Human Resources introduced the following employees: Gina Shaw, Recreation Center Manager; Lindsey Morrow, Administrative Assistant in Instruction; Gavin Asmussen, IT Support Technician.

SPECIAL REPORTS

5. **Mason Renslow, ASWVC Wenatchee President**
Mason Renslow provided an update on the upcoming events hosted by ASWVC. The Fun Run was a success, raised over \$10,000 exceeding the goal, the funds raised go towards the Finish Line Scholarship.
6. **Abigail Steinshouer, ASWVC Omak President**
Abigail Steinshouer provided an update on the upcoming events hosted by ASWVCO. The Omak Fun Run raised over \$2,000.
7. **Wendy Glenn, Chief Steward WPEA**
Wendy Glenn was not present to provide a verbal report.

8. **Patrick Tracy, AHE President**
Patrick Tracy was not present to provide a verbal report.

STAFF REPORTS

9. **Brett Riley, Vice President of Administrative Services**
Mr. Riley thanked Gina Shaw, Heather Maddy, Leslie Corcoran, and all the facilities crew for their work on the Touch-a-Truck event hosted on campus.
10. **Dr. Tod Treat, Vice President of Instruction**
Dr. Treat shared that WVC received SBCTC feedback for its LPN to BSN Phase I and Phase II proposals and anticipating program approval for a winter 2023 start.
11. **Dr. Chio Flores, Vice President of Student Services**
Dr. Flores did not add to her written report.
12. **Dr. Jim Richardson, President**
President Richardson participated in the NCESD Comprehensive Local Needs Assessment for CTE programs. WVC shared its commitments to high school CTE partners. Also in attendance were Julie Fitch, Yuritzi Lozano, Riva Morgan, Sompheng Batch, and Monique Hirschhorn. Attended the ACT Spring Conference with four trustees, the sessions were informational.

PUBLIC COMMENTS

No public comments

ADJOURNMENT – 3:37 P.M.

Secretary

Chair

BOARD MEETING: **June 15, 2022**
AGENDA ITEM: **#2 - Information**
CATEGORY: **CELEBRATING SUCCESS**
Year-End Awards

BACKGROUND:

The Year-End Awards will be presented on Monday, June 13 during the End-of-Year celebration.

BOARD MEETING: **June 15, 2022**
AGENDA ITEM: **#3 - Information**
CATEGORY: **CELEBRATING SUCCESS**
Distinguished Alumni Award

BACKGROUND:

The Wenatchee Valley College Foundation Board of Directors has selected Darrell Dickeson as the 2022 Distinguished Alumni.

The purpose of the WVC Distinguished Alumni Award is to recognize an alumnus who has distinguished him or herself in his/her chosen professional field; made significant contributions to his or her community on a local, state, national or international level; and has demonstrated integrity in his/her personal life and gained the respect of his/her peers. The award dates back 37 years.

"I feel very honored and privileged to receive this award, because I know there are many others who are just as deserving. Wenatchee Valley College gave me the ability to afford the completion of my first two years of my advanced education, and it is truly a pleasure to be able to give back so that others can have the same opportunity." stated Darrell.

Dickeson graduated from Wenatchee Valley College in 1968. Dickeson bachelor's degree in business administration and economics, and a master's degree in management Dickeson has over 35 years of experience in human resource management, organizational development and executive coaching. He has also been the principal in his own independent consulting practice, Northwest Executive Consultants, since 1995, specializing in executive coaching, leadership team development, meeting design/facilitation and process improvement.

A Leavenworth native, Dickeson and his wife Karen returned to the Wenatchee Valley in 2012. During this time, he has been a member of several non-profit boards and served as the interim executive director of the Wenatchee Valley College Foundation and Wenatchee Museum and Cultural Center.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#4 - Information**

CATEGORY: **CELEBRATING SUCCESS**

Brett Riley, Finance Commission for Northwest Commission on Colleges and Universities

The president of the Northwest Commission on Colleges and Universities (NWCCU), Dr. Sonny Ramaswamy has asked Brett Riley to serve as a commissioner. Brett will hold a seat on the NWCCU Finance Committee, filling the seat position previously held by Steve Ward who recently retired from Centralia College. The term begins September 1, 2022. In his new role as a finance commissioner, Brett will serve as an advisor and voting member. This is quite an honor for a two-year college professional. Congratulations, Brett!

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#5 – Information**

CATEGORY: **INTRODUCTION OF NEW EMPLOYEES**

Introduction of New Employees: Reagan Bellamy, Human Resources, Executive Director

BACKGROUND:

Reagan Bellamy will introduce new employees.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#6 – Information**

CATEGORY: **SPECIAL REPORTS**

Mason Renslow, ASWVC Wenatchee President

BACKGROUND:

Mason Renslow did not provide a written report.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#7 – Information**

CATEGORY: **SPECIAL REPORTS**

Abigail Steinshouer, ASWVC Omak President

BACKGROUND:

Current cabinet: President: Abigail Steinshouer, Vice President: Monique Samuels, Secretary: Sara Perkins, Advisor: Livia Millard.

June Events:

- We will be interviewing applicants for the WVCO student government from the 3rd of June to the 10th of June.
- We are having our Summer Grab and Go from June 6th to 10th for currently enrolled students.
- On June 18th we are having the Omak campus graduation at the Omak Performing Arts Center. Dr. Michelle Sandoval, Executive Director of Foundation for Youth, Resiliency and Empowerment is going to be our speaker and we are getting all of the attire ready for the students.

Other:

- The 2nd annual Fun Run on May 14th was a success for raising scholarship money and participation at the East Omak Park.
- Red Road Association helped with the Sun Flower Festival pow wow at the Paschal Sherman Indian School on May 27th.
- Snow at O Nursing Club had an ice-skating event and elected club officers for next year.

Respectfully Submitted,
Abigail Steinshouer
ASWVCO Student Body President

AGENDA ITEM: **#8 – Information**

CATEGORY: **SPECIAL REPORTS**

Wendy Glenn, WPEA Chief Steward

BACKGROUND:

Wendy Glenn did not provide a written report.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#9 – Information**

CATEGORY: **SPECIAL REPORTS**

Patrick Tracy, AHE President

BACKGROUND:

Patrick Tracy did not provide a written report.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#10 – Information**

CATEGORY: **STAFF REPORTS**

Brett Riley, Vice President of Administrative Services

BACKGROUND:

Administrative Services

- Administrative Services will have submitted the design grant to the U.S. Department of Health and Human Services to secure \$2 million in federal support to fund the design of the Omak Health Sciences Center.
- Administrative Services representative has been selected to serve on the Budget and Finance Committee for the Northwest Commission on Colleges and Universities (NWCCU).

Budget & Internal Auditing

- Budget has finalized the initial 2022-23 operating budget.
- Budget staff has started looking at the next internal audit for the college. Areas reviewed will be shared at a future Board meeting.

Fiscal Services

- The Business Office has finally received feedback from SBCTC to complete FY2021 financial statement. Business Office staff are moving quickly through the accounting entries to complete FY2021 financials.
- Concurrent with the FY2021 accounting work, Business Office staff are in the early stages of FY2022 closing. This will be the first closing since the entire community and technical system has joined ctcLink.
- Business Office and IT Staff have been asked to present a number of our in-house ctcLink enhancements to the Business Affairs Commission (BAC) and ctcLink Steering Committee.

Facilities and Capital

- Mish ee twee – The project continues to move through the close out process. We have had one setback with the failure of another compressor on the HVAC system. As mentioned prior, the issue has been addressed with extended warranty.
- Omak Health Sciences Center- the project is now pending funding. We expect to continue the project through design documents with funding through the Department of Health and Human Services.

- CWETI/Batjer Replacement-

- The predesign process is complete, subject to environmental and tribal compliance requirements that are in process.
 - In addition, Administrative Services staff joined Instruction and Foundation and recently traveled to the Renton Pipefitters Training Center to tour their facility and discuss a partnership that could introduce training opportunities in Wenatchee.
- Minor Works-
 - Minor projects are underway and included:
 - Eller Fox Façade
 - Eller Fox Lab Bench Replacement
 - Multi Building Window Replacement
 - Multi Building HVAC Repair and Replacement

Safety and Security

- SSEM and Administrative Services will be making a decision on a parking solution for the Wenatchee campus sometime in June.
- As staff, students, and faculty begin to return to campus and a robust return expected in the fall, SSEM and Cabinet are working on reconvening our emergency response training, including National Incident Management Systems (NIMS) modules and tabletop exercises to make improvements to our response plan.

Information Technology

- IT staff are still waiting for backordered hardware to complete the IT work related to Mish ee twee project.
- IT staff have been working on a comprehensive review of contract and departmental costs for efficiencies and redundancies. We look forward to sharing the results at a future Board meeting.

BOARD MEETING: **June 15, 2022**
AGENDA ITEM **#11 – Information**
CATEGORY: **STAFF REPORTS**

Dr. Tod Treat, Vice President of Instruction

BACKGROUND:

Educational Achievement

- WVC opened its third post-COVID show in the gallery June 3. Our return to this activity strengthens our ties to the community and provides multiple learning opportunities for our students, both in Art and in other disciplines.
- WVC had our first theater productions in years on June 1st and 2nd. The Spring, 2022 Acting I students put on a 90 minute showcase of a variety of genres, and each student did a monologue. Our new theater instructor, Henry Hettick, created a safe and encouraging learning environment for the students, many of whom are headed for Acting II in the fall.
- WVC's choral ensemble is headed out for a tour for the first time in a number of years. Our music faculty and supporting staff have done a terrific job of integrating the tour activities with learning opportunities throughout the spring quarter. The tour will end with a concert on campus in mid-June.
- On June 10, twenty BSN graduates will present their community based capstone posters in the Jack and Edna Maguire Conference Center in demonstration of both Educational Achievement and Responsiveness to Local Needs.

Support for Learning

Maria Monroe and her Concurrent Enrollment Team are ramping up for WVC's first cohort of Summer Running Start. The program is eligible to incoming juniors and seniors who need to take summer courses to get back on track with HS graduation or AA requirements. Summer Running Start is a special allocation that covers books, tuition, and course fees to students that qualify.

Responsiveness to Local Needs

Mike Lesky and Bobbi Johnson are working with Cody Desautel and Tammy James from the Colville Confederated Tribes (CCT) to offer a competency based version of WVC's Natural Resource Program. Competencies will be cross walked to courses with intention to minimize disruption to fieldwork by CCT employees by using an apprenticeship-style model for skills development.

WVC hosted the Apple STEM Leadership Team, consisting of NCW Tech Alliance, ESD, and area CTE directors and teachers, on June 6 to tour Mish ee twie and the campus.

Diversity and Cultural Enrichment

WRT, OG & WF Fall 2019 through Spring 2022		
Program Plan	Student Count	Total Grant Support Funds
ABE	23	\$ 9,088.83
Accounting	13	\$ 52,880.77
AG	4	\$ 19,682.38
AUTO	27	\$ 125,913.14
BCT	11	\$ 82,778.15
BSN	1	\$ 9,214.62
Business	9	\$ 48,623.04
CDS	11	\$ 48,071.06
CJ	14	\$ 67,850.16
CNA	2	\$ 2,526.00
CT	6	\$ 20,762.46
Digital	0	\$ -
Drafting	1	\$ 557.70
ECE	76	\$ 169,473.08
Electronics	7	\$ 33,583.22
Engineering	1	\$ 1,736.13
ESRT	13	\$ 54,851.04
FS	1	\$ 2,370.14
Graphic	2	\$ 4,475.09
MA	20	\$ 87,917.63
Machining	1	\$ 860.29
MLT	5	\$ 32,807.11
NR	1	\$ 4,175.27
PHARM	8	\$ 45,197.09
RAD	16	\$ 56,482.97
RN	98	\$ 339,051.50
Welding	2	\$ 1,243.57
AAS-T	3	\$ 1,829.17
Totals	376	\$ 1,324,001.61

As a yearend review, Student Workforce Grants is required to document and review their service to students. Generally, these grants (Worker Retraining, Opportunity Grant, and WorkFirst) serve students in severe socioeconomic strain (<200% of the Federally designated poverty line) and focus on attainment towards a degree or certificate that can provide an employment or wage benefit. Over the past three years, these grants have supported 376 students in 28 programs totaling over \$1.3 million as shown.

Thanks to the staff! Erika Schenkvonstauffenberg, Kristina King, Andrew Behler, Tina Gavin, Nayeli Cabrera, and Riva Morgan

Continuous Improvement

Jeannie Henkle and Riva Morgan are among thirteen “Rising Stars” from Washington at the National Council for Instructional Administrators’ Institute in Nebraska, June 3-5. The agenda is focused on relevant topics for today’s academic leaders: Strategic Communications during COVID and Beyond: How to Lead and Communicate with Faculty and Staff; Enrollment Management – Engaging Faculty in Recruitment and Retention; Mental Health / Employee Restoration; Retaining Diverse Faculty and Staff; President’s Panel; and Program Viability Evaluation.

Sustainability

WVC hosted the state's SBCTC VPIs at Instruction Commission in May. Over 25 VPIs and state board staff were in attendance in support of showing off WVC's newest building and supporting the local economy.

BOARD MEETING: **June 15, 2022**
AGENDA ITEM **#12 – Information**
CATEGORY: **STAFF REPORTS**

Dr. Chio Flores, Vice President of Student Services

BACKGROUND:

This month’s featured department is the College Assistance Migrant Program (CAMP)

CAMP, one of WVC’s most highly successful student support programs, is a federally funded program designed to help students from migrant and seasonal farm working backgrounds during their first year of college. The program staff (see below) provide academic and financial support services to empower students so they have a strong foundation to build upon as they work toward a bachelor's degree.

Director – **Maria Navarrete**, led the program very successfully until 5/16, when she transitioned to serve as WVC’s new Financial Aid Director. She was recently recognized by staff and students for her leadership and unwavering dedication to the program. These same qualities will serve WVC well in her new role as Financial Aid Director!

Retention Specialist – **Thalia Barajas Gonzalez**, who has been with CAMP for a few years, is behind the phenomenal retention and graduation rates we have seen during COVID with our last two cohort.

CAMP Recruiter – **Levi Vega Sanchez**, hired during the pandemic, has quickly immersed into his role. He has been supporting WVC overall recruitment efforts but also instrumental in bringing in a record number of scholars for next year’s cohort as compared to previous years.

Program Assistant – **Evelyn Mejia Naranjo**, also hired during the pandemic, is the glue that keeps the program operating at its’ best.

Updates:

- Representative from CoolSpeak, Juan Cangas, collaborated with CAMP. Juan created reflection and inspiration to this year cohort Scholars. Scholars wrote letters to future CAMP Scholars with motivation, encouragement, and advice on how to succeed in higher education.
- CAMP and OIC of Washington collaborated for this year's National Long-Sleeve Shirt Drive. This allowed CAMP Scholars to become involved and assist our communities by donating long-sleeve shirts to ensure that more farmworkers are protected from the dangers that they face while farm working
- 34 CAMP Scholars visited the University of Washington in April and 28 of them visited Washington State University in May. CAMP recognizes the importance of visualizing success and empowering Scholars to believe that they can transfer to a university and be successful.
- On May 10th, CAMP Mentors assisted with the WVC Leadership Day, “La Chispa”. 125 High School students from several counties visited campus. 13 Mentors/Scholars lead a group of 15 students per group.
- 10 CAMP Mentors are in the process of being hired for the 2022-2023 academic school year. These Mentors will be guiding CAMP Scholars through their first year of college.
- 35 CAMP Scholars have been admitted to next year’s cohort and are ready to start in the Fall. This is the most admits CAMP has ever seen at this time of the year.

- Every CAMP Scholar in this year's cohort has met with CAMP Retention Specialist and has received academic advising assistance and registered for Summer/Fall. Next year's cohort has also met with Retention Specialist and will be registering on 05/31.
- 40 CAMP Scholars will be graduating with their Associates of Arts and Science degree this June.
- The end of the year CAMP Banquet was held on 05/27. The event took place at Hacienda Don Juan. Over 50 scholars attended, they were awarded certificates of completion. Those with outstanding GPA's were recognized with a plaque and the ones that are graduating received graduation stoles. The event was a huge success!
- CAMP staff is participating in Welcome Wednesdays in efforts to assist WVC increase enrollment.

BOARD MEETING: **June 15, 2022**
AGENDA ITEM **#13 – Information**
CATEGORY: **STAFF REPORTS**

Dr. Jim Richardson, President

BACKGROUND:

- WVC’s Incident Command team and Cabinet decided to move away from the vaccinated campus for summer and fall quarters. Students will no longer have to attest as to their vaccination status. All employees must still be vaccinated as per Governor’s guidelines for state employees.
- WVC hosted the June WACTC meeting and it was the first in-person meeting of WACTC, other than last summer’s retreat, in two years. It went very well, and Wilma attended the Thursday evening dinner. Mostly the meetings were about planning for next year. We also had an academy on enrollment. Several colleges presented what they are doing to increase enrollment on their campuses. It was quite good and informative, and I am sure that conversation will continue at the summer retreat. Maria Iñiguez planned and attended every event, and because of her work, it was a huge success with everyone.
- The Foundation executive committee and full board have continued meeting and I have attended. The board and staff have held several in-person events and sponsored an AppleSox game where Darrell Dickerson was awarded the Alumni of the Year award.
- Omak foundation board meetings are now in person, and their president, Livia Mallard, continues to add a zoom option when possible. She has worked with Rachel to organize events such as the fun run that can be held on both campuses and benefit both foundations.
- The cabinet continues to offer campus meetings (both Omak and Wenatchee meetings) every Monday by zoom and have also continue to hold office hours for all cabinet members. “Coffee with Cabinet” listening sessions also continue. They have been well attended.
- Attended the Our Valley, Our Future sessions for the planning of the coming years. Wenatchee Valley College will be very involved in the “game changers” and many of the other action items in the new plan for 2022-2026.
- Held an all-district meeting covering many updates for the campuses, including enrollment, presidential search, budget, capital projects, shared governance council and more. It was hybrid and well attended both in-person and on zoom.
- Attended the Knights at the AppleSox game and the game the following evening honoring long-time WVC faculty member, coach and athletic director, Sandy Coopriider for all the work he did to raise funds and build WVC’s athletic fields. The board honored him during the pandemic by naming the fields after him. The plaques will go up in the near future.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#14 - Action**

CATEGORY: **ACTION**

2022-2023 Student Fee Schedule: Brett Riley, Vice President of Administrative Services

BACKGROUND:

The Board of Trustees of each community college district is authorized to establish incidental fees and to receive revenues from the sale of items that are by-products of an educational program (RCW 28B-15-140 and WAC 131-28-025). The fees presented here will be implemented fall quarter unless otherwise noted. All Wenatchee Valley College proposed fees comply with legislative directives.

RECOMMENDATION:

The WVC administration recommends the Trustees approve the 2022-23 student fee schedule, effective fall quarter, 2022.

LOCAL FEES AND SALES FOR 2022-23

PROPOSED

The Board of Trustees of each community college district is authorized to establish incidental fees and to receive revenues from the sale of items that are by-products of an educational program (RCW 28B-15-140 and WAC 131-28-025). The fees presented here will be implemented fall quarter unless otherwise noted. All Wenatchee Valley College proposed fees comply with legislative directives.

I. CLASSIFICATION OF FEES AND SALES

Fees may be established to cover the cost of a service or goods required of all students (or all students within a specific program). Lab and material fees are established to cover the cost of materials that are consumed or used while performing class or laboratory work, for maintaining a healthy lab or class environment, for transportation to field trips, and for the repair, replacement or use of equipment used by the students.

The following fees are approved by the Wenatchee Valley College Board of Trustees.

		Approved FY 2019-20	Proposed FY 2022-23	Per	Wenatchee	Omak	Item Type
A. LAB, MATERIAL AND INSTRUCTIONAL FEES							
1. Art							
	Ceramics	\$43.00		class	148.011.LG031 LH		220001500740
	Printmaking	\$22.00		class	148.011.LG031 LP		220040010704
	Painting & Drawing	\$17.00		class	148.011.LG031 LY		220001500760
	Figure Drawing	\$88.00		class	148.011.LG031 LD		220001500720
	Graphic Design	\$53.00		class	148.012.LK038 CU		220001501140
	2D Art	\$35.00		class	148.011.LG031 ND		220001500680
	3D Art & Sculpture	\$35.00		class	148.011.LG031 NJ		220001500700
	Digital Design	\$58.00		class	148.012.LK022 CS		220001501930
	Beading-Omak	Remove - will consolidate into above Fees	variable	class		148.011.LG031 QD	220001501480
	Watercolor-Omak	Remove - will consolidate into above Fees	variable	class		148.011.LG031 QD	220040020701
	Art Lab-Omak	Remove - will consolidate into above Fees	variable	class		148.011.LG031 QD	220001501460
2. Automotive Technology		\$52.00	\$60.00	class	148.012.LK021 LA	148.012.2L21-0430-Q6	220001500980
3. Computer Technology & Systems		\$50.00		quarter	148.012.LK017 L5		220001500880
4. Environmental Systems & Refrigeration Technology	materials cost increases, fee not increased for years	\$95.00	\$160.00	class	148.012.LK028 LR	148.012.2L15-0430-Q5	220001501020
5. Industrial Technology	YES NEED - updating existing code title	\$95.00		class	148.012.LK034 LM		
6. Machining		\$16.00		credit	148.012.LK033 ML		220001501060
7. Medical Laboratory Technology		\$100.00		class	148.012.LK062 LT		220001501280
	MLT ITV fee	Walla Walla program 150,213,223,233	\$100.00	class	148.012.LK062 L9		
8. Welding		\$75.00		class	148.012.LK020 LW	148.012.LK020 QW	220001500960
9. Instructional Technology*		\$65.00		quarter	148.041.1A012 CL		200000019125
	*Dedicated to the cost of supplies and maintenance of the computer labs, campus wide print services and general student technology infrastructure.	\$30.00		quarter		148.041.2A012 QC	200000019125
10. Emergency Medical Training		\$100.00		class	148.012.LK066 LE	148.012.2L66-0430-QM	220001501340
11. Nursing Programs		\$100.00		class	148.012.LK047 LN		220001501260
	06.15.22 Regular Board Meeting					148.012.2L61-0430-QL	22
	CNA	\$100.00		class	148.012.LK068 LB		220001501360

12. Nursing BSN		\$100.00		class	148.012.LK065 AE		220001501880
13. Physical Education							
Fitness Center		\$12.00		quarter	148.011.LG020 FC		220001500660
						148.011.LG020-Q9-	
Equipment Fee-Physical Education-Yoga, Weights,	Updated title	\$12.00		class	148.011.LG020 LG		220001500640
						148.011.2L20-0430-QJ-	
Racquetball Court*	Not using	\$12.00		each	148.011.LG020-FQ		
	*Fee for occasional use of the racquetball court; fee is per session, regardless of the number of people.						
14. Outdoor Recreation Equipment Fee		\$15.00		class	148.012.LK019 AM		220040011011
15. Radiologic Technology		\$100.00		quarter	148.012.LK063 LK		220001501300
16. Science and Other Labs							
Biology Lab		\$37.00		class/2 hr lab	148.011.LG051 LS		220001500840
						148.011.2L50-0430-QB	
Chemistry Lab		\$37.00			148.001.LG052		220001500830
Physics Lab		\$37.00			148.011.LG055		220001500850
Earth Science Lab		\$37.00			148.011.LG053		220001500870
Chemistry		\$63.00		class/4 hr lab	148.011.LG052 SG		220001500800
						148.011.2L50-0430-QB	
Chemistry		\$90.00		class/6 hr lab	148.011.LG052 SH		220001500820
						148.011.2L50-0430-QB	
Anthrology Lab		\$37.00		class	148.011.LG039		220001500780
17. HOEEP		\$150.00		quarter	148.012.LK011 BH		220001501680
18. Technical Professional Software							
BCT Software		\$14.00		class	148.012.LK016 L8		220001500900
						148.012.2L16-0430-Q8	
-Natural Resourees	Don't Need/ covered in below NATR fee	\$33.00		class	148.012.LK057-L0		
Industrial Electronics Software Fee		\$75.00		class	148.012.LK034 CI		220001501100
19. Technical Professional Labs							
Agriculture/Tree Fruit		\$29.00		class	148.012.LK025 L6		220001501000
						148.012.2L26-0430-QS	
Criminal Justice		\$29.00		class	148.012.LK014 CJ		220001500920
Natural Resources		\$33.00		class	148.012.LK057 LU		220001501200
20. Engineering Software		\$75.00		quarter	148.012.LK034 LI		220001501120
21. BAS Engineering Equipment Fee		\$100.00		quarter	148.012.LK056 BK		220001501720
22. ABE/ESL Materials Fee		\$10.00		quarter	148.018.LH084 AC		220001501950
23. Private Music Instruction		\$350.00		credit	148.011.LG033 NP		220001501840
24. Brewing Class Fee	Not using.	\$20.00		class	148.011.LG031-BW		23

	Course Fee Chemical Dependency					148.012.LK067		220001502094	
	Course Fee Pharm Tech					148.012.LK069		220001502095	
	Course Fee Early Childhood Edu					148.012.LK071		220001502096	
	Course Fee Digital Design	Missed during original build				148.012.LK022			
	Course Fee Graphic Design	Missed during original build				148.012.LK038			
B. MISCELLANEOUS SERVICE FEES									
	1. ASWVC Identification Card Replacement Fee*		\$8.00		each	522.264.1P009 19		300001501580	
	2. ABE/ESL Identification Card		\$10.00		each	522.264.1P009 1C		300001501620	
	3. International Student Application Fee		\$50.00		each	148.061.1D024 AI		290000000040	
	4. Instructional Support Fee (International Student)	Not using	\$10.00		quarter	148.061.1D024. C7			
	5. Service Fees								
	NSF Check Processing Fee		\$40.00		each	148.082.1B086 NS		300000151675	
	Lost Keys/Other WVC Items		up to \$10.00		each	148.092.1F006 MR		300001502020	
	Business Office Invoice Fee		\$12.00		quarter	145.182.1B086 BO		300001501260	
	Duplicate Copies (W2, 1099, 1098T)		\$8.00		each	145.182.1B086 CA		300001501940	
	6. Parking Fees (\$2-\$40 quarter; \$70-\$150 annual)*		variable						
	*Wenatchee campus only.								
	New Permit				quarter	528.252.1B092 PN		300001501020	
	Permit Renewal				quarter	528.252.1B092 PP		300001501060	
	Evening Permit				quarter	528.252.1B092 P5		300001501100	
	Reserved Permit				quarter	528.252.1B092 PR		300001501120	
	Parking Permit Staff				quarter	528.252.1B092 PS		300001501080	
	Parking Fine				each	528.252.1B092 PF		300001501040	
	7. Registration Fee*		\$30.00		quarter	148.066.1D001 FY		200000000040	
	*Used to support registration.								
	8. Transcript Fee		\$10.00		each	148.500.14040 FT		300000173525	
	Same day transcript processing fee		\$20.00		each	148.500.14040 FS		300001501220	
	9. Payment Plan Charge -Enrollment		\$25.00		quarter	148.082.1B081 PC		3800000000500	
	10. Payment Plan Late Charge								
	First due date late payment	N/A Only one late charge assessed	\$20.00		each	148.082.1B081 PL			
	Third due date Late payment		\$40.00		each	148.082.1B081 PL		3800000000600	
	11. Application Fee - Limited Enrollment Programs		\$50.00		each	148.043.1K045 AG		2900000000150	
	12. Allied Health Key/ID/CERTIFICATE Replacement	Updated title	\$20.00		each	148.012.LK044 KR		300001502060	
	*Fee covers the cost of replacing lost keys, clinical ID cards and certificates.								
	13. Tech Prep	Not offering	\$15.00		year	148.012.1D068 EU			
	14. Bachelor's Application Fee*								
	*Fee covers the initial application process to Bachelor's programs								
	Engineering		\$50.00		each	148.012.LK056 EY		220040071001	
	Teaching 06.15.22 Regular Board Meeting		\$50.00		each	148.012.LK065 FN		220040020027	

	Data Analytics	On hold per Aimee	\$50.00		each	148.012.LJ54 0430 BB		
15.	BSN Application Fee*							
	*Fee covers the initial application process to BSN program							
	Nursing		\$50.00		each	148.012.LK065 AJ		220001501320
16.	Drop for Non-Payment*	Not using.	\$10.00		each	148.082.1B83 0405 DA		
	*Fee is applied each time a student is dropped for non-payment after the tuition due date deadline.							
17.	Diploma Copy Fee		\$6.00	\$3.00	each		148.085.1D021	300001502000
18.	Additional Diploma Cover Fee		\$3.20	\$6.00	each		148.085.1D021	300001501200
C. TESTING FEES								
Fees cover the cost of test materials, processing, proctors, transcribing, and activities pertaining to assessment.								
1.	Challenge Testing		\$50.00		each	148.063.1D061 ET		300001501400
							148.063.2D061 QT	300001501340
	Per credit fee		\$10.00		credit (15 max.)	146.111.1U020 EX		30000150460
2.	Accuplacer		\$24.00 \$8.00/section		3 sections	148.063.1D061 EB		300001501280
							148.063.2D061 QH	300001501320
3.	Radiologic Technology Test		\$52.00		each	148.012.LK063 EK		220001501900
4.	Proctor Fee*		\$25.00		each	148.063.1D069 EP		300001501440
	*Any test administered independently for individuals who are not students at Wenatchee Valley College.							
							148.063.2D069 EQ	300001501380
D. PASS THROUGH FEES - EXTERNAL PROGRAMS AND INSURANCE								
Fees that are collected as an amount to be remitted to an outside agency, e.g., insurance, field trips, ski lift tickets, testing fees are established by the third party or to cover the cost of the service.								
Rates are subject to change. Wenatchee Valley College collects these fee amounts only as a service to students.								
1.	Insurance - Allied Health Care Liability Malpractice		variable		variable	148.011.LK051 IL		220001501640
	Rates subject to change from the insurance company. All health care students in clinicals are required to obtain this coverage.							
2.	Insurance - Student Intern Liability		\$12.00		quarter	148.011.LK051 II		220001501660
3.	Additional Diploma Cover		\$5.00		each	148.061.1D021 AH		
4.	First Aid Card		\$6.00		class	148.012.LK044 L1		220001501240
							148.012.LK044 QU	220001501500
5.	CPR Replacement Card	Not using	\$20.00		each	148.012.LK044 L7		
6.	Book Fee							
	Fee covers the actual cost of books or specialized supplies for a course.							
	SDS Book Fee - Career Tests		\$21.00		class	148.063.1D004 BF		220001501620
	ECE Book Fee - Omak	Not using	variable		class		148.012.2L71 0430 Q7	
7.	OSHA Safety Conference							
	06.15.22 Regular Board Meeting							26

	Fee covers the actual cost of the test.								
	Industrial Tech		variable		each	148.012.LK034 OS		220001501960	
	Refrigeration		variable		each	148.012.LK028 OA		210001501960	
8.	Program Required Tests								
	Fee covers the actual cost of the test.								
	TEAS		variable		each	148.012.LK047 EN		300001501300	
	Workkey Assessments	Not using	variable		class	148.012.LK042—AW			
9.	Automotive Toolkit		\$75.00		each	148.012.LK043 LC		220001501180	
	Optional if student supplies their own								
10.	Refrigeration Toolkit		\$50.00		each	148.012.LK043 LC		220001501180	
	Optional if student supplies their own								
11.	Clinical Placements		\$100.00		each	148.012.LK047 NE			
	Fee covers the cost of placement to Eastern State Hospital								
12.	Public Records Request								
	Photocopy of paper records		.15 cents			148.083.1A006 BP			
	Electronic copy of scanned records		.10 cents			148.083.1A006 BP			
	Files loaded to digital media (CD or DVD)		.10 cents			148.083.1A006 BP			
	Records on CD or DVD		Various			148.083.1A006 BP			
	Postage/Delivery charges/Packaging		Various			148.083.1A006 BP			
E. FOOD SERVICE, STUDENT HOUSING AND STUDENT RECREATION CENTER									
1.	Food Service	Not using	variable		quarter	573.262.1B090—DB			
	Charges are based upon food service costs.--								
2.	Student Housing								
A.	Dorm Deposit		\$200.00		each	573.262.1B096 DD		500001500320	
			\$200.00						
B.	Administrative/Programming Fee		nonrefundable		each	573.262.1B095 DG		500001500300	
C.	Application Fee		\$50.00		year	573.262.1B091 DF		500001500260	
D.	Dorm Damage Charge		variable		each	573.262.1B091 DC		500001500280	
	Student housing damage charges vary depending on damage assessment.								
E.	Dorm Room		as needed to max.		quarter	573.262.1B091 DR		500001500280	
F.	Dorm Technology Fee		\$60.00		quarter	573.262.1B091 DT		50000010221	
G.	Quarterly Fee		\$1,440.00	\$1,650.00	quarter	573.262.1B091 DR			
	Nightly Fee		\$16.00	\$18.13	night	573.262.1B091 DN		500001500240	
H.	Resident Life Payment Plan		\$25.00		quarter	148.082.1B081 DL		380000000500	
	Resident Life Payment Plan Late Fee								
	First due date late payment	N/A Only one late charge assessed.	\$20.00		each	148.082.1B081—DM			
	Third due date Late payment		\$40.00		each	148.082.1B081 DM		380000000600	
I.	General Contract Violations		\$5-\$50		each	573.262.1B095 DP		500001500280	
	These fees apply to residents who violate rules/policies outlined in the Housing Handbook								
	Improper Check Out Fee		\$35.00		each	573.262.1B0950 DP		500001500280	
	Conduct Violations								
	First Offense		\$35.00		each	573.262.1B095 DP		500001500280	
	Second Offense		\$50.00		each	573.262.1B095 DP		500001500280	
	Third Offense		\$75.00		each	573.262.1B095 DP		500001500280	
	Roof Access		\$100.00		each	573.262.1B095 DP		500001500280	
	Tampering/Disabling Fire Safety Devices		\$250.00		each	573.262.1B095 DP		500001500280	

	Early Contract Termination Fee		\$750.00		each	573.262.1B095 DP		500001500280		
	Overnight Guest Violation		\$40.00		each	573.262.1B095 DP		500001500280		
	Garbage		\$25.00		each	573.262.1B095 DP		500001500280		
	Lock Out		\$10.00		after 3	573.262.1B095 DP		500001500280		
J.	Lost Key		\$10.00		each	148.092.1F006 DK		500001500280		
K.	Residence Hall Parking Fee									
	Quarterly Residence Hall Parking Fee		\$10.00		each	528.252.1B092 PD		300001501160		
	NEW Annual Residence Hall Parking Fee	New Fee	\$25.00		each	528.252.1B092 PD		300001501160		
	2. Student Recreation Center (SRC)									
	WVC Guest		up to \$5.50 includes tax		each	522.264.1P103 VW		150-VX		
	WVC Student Guest (with current student ID)		up to \$3.50 includes tax		each	522.264.1P103 VW		150-VX		
	WVC Transitional Studies/Summer (Optional)		\$5.00		quarter	522.264.1P103 VW				
	SRC Equipment Rental		variable		each	522.264.1P103 VW				
	SRC Room Rental		variable		each	522.264.1P103 VW				
F. PROFESSIONAL DEVELOPMENT AND COMMUNITY EDUCATION COURSES										
	Fees vary to cover costs of the courses.									
G. ADJUNCT PROGRAM SALES										
	Funds collected are subsequently used to support the program generating the sales. These sales of goods or services are created as an adjunct to the instructional programs.									
	1. Automotive Repair		variable		each	570.265.1B023 AT		150-AT		
	2. Tree Fruit/Horticultural Sales		variable		each	570.265.1B024 AP				
H. STUDENT SELF IMPOSED FEES										
	1. Comprehensive Fee		\$1.50/credit; \$15.00 max.		credit		528.252.2B093 QR	220001501760		
	This north campus fee is dedicated to various student areas rather than collecting individual fees. (i.e. graduation, parking lot maintenance)									
	2. Student Recreation Center (SRC)		\$5.00/credit; \$75.00 max.		credit	522.264.1P103 VW		150-VW		
II. APPROVAL PROCESS AND ACCOUNTING FOR FEES AND SALES										
A. LAB, MATERIALS AND SERVICE FEES										
	All new fees or changes in fees require approval by the Board of Trustees. Annually, information is distributed about current fee revenue and expenses and fees are reviewed by area directors, deans or others. Recommendations for changes are made by deans or directors and discussed by the president's cabinet before being presented to the Board for approval.									
B. PASS THROUGH FEE CHARGES - TESTING, INSURANCE & EXTERNAL PROGRAM FEES										
	Fees collected and remitted to an outside agency, (e.g., insurance, field trips, ski lift tickets, testing fees) are established by the third party. Watauga Valley College collects these fee amounts only as a service to students. These fees are not subject to legislative restrictions and are reported to the Board as an information item.									
C. SALES										
	Departments producing goods or a service as a by-product of the educational program may retain the revenues for use in the instructional program.									
D. ANNUAL APPROVAL BY THE BOARD OF TRUSTEES										
	All fees are approved by the Board on an annual basis.									
E. STUDENT APPROVED FEES										
	The Student Recreation Center (SRC) Fees (\$5.00 per credit, maximum of \$75.00 per quarter) and the Omak Comprehensive Fee (\$1.50 per credit, maximum of \$15.00 per quarter) are student initiated and									

	approved fees.									
F. ACCOUNTING AND BUDGETING										
	The fiscal services office is responsible for maintaining current fee code and rate tables for ensuring correct assessment of fees.									
	All fees and program revenues are budgeted for the coming fiscal year, based upon historical revenue collections and projected program changes. Updates may be made to budgets in response to enrollment or other program changes. Any balance at the close of a fiscal year is carried forward to the next fiscal year. This process will allow for planned expenditures that exceed the annual revenue collected. All budget adjustments are processed through the district budget manager for reporting to the Board. Laboratory and material fees may not be used to cover salary expenses unless directly related to the lab environment.									

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#15 - Action**

CATEGORY: **ACTION**

2022-2023 Tuition and Fees: Brett Riley, Vice President of Administrative Services

The WVC Board of Trustees annually approves the tuition schedule for the coming academic year. The legislature released tuition changes for the current academic year, including a 2.4% increase for 2022-23.

Local Boards have authority to set the service and activity fee (S&A) portion of tuition. Legislation allows collections up to the amount proposed below. Other distributions from tuition are set by legislation or the State Board.

The changes will be effective fall quarter and are detailed on the attached tuition schedule.

Under current SBCTC policy, lower division resident tuition is \$119.13 per credit for the first 10 credits and \$232.26 for upper division resident tuition.

Lower Division	Fee Type	Upper Division
\$93.94	Operating Fee	\$207.07
\$12.94	Building Fee	\$12.94
\$12.25	S&A Fee	\$12.25
\$119.13	Total	\$232.26

RECOMMENDATION:

The WVC administration recommends the Trustees approve the 2022-23 tuition schedule, effective fall quarter, 2022.

WENATCHEE VALLEY COLLEGE

LOWER DIVISION TUITION

2022/2023 QUARTERLY FEE SCHEDULE~ EFFECTIVE FALL 2022 TO SUMMER 2023

Number of Credits	Washington Resident	Non-State Resident	Non-US Resident
1	119.13	135.04	306.92
2	238.26	270.08	613.84
3	357.39	405.12	920.76
4	476.52	540.16	1227.68
5	595.65	675.20	1534.60
6	714.78	810.24	1841.52
7	833.91	945.28	2148.44
8	953.04	1080.32	2455.36
9	1072.17	1215.36	2762.28
10	1191.30	1350.40	3069.20
11	1250.24	1410.19	3135.81
12	1309.18	1469.98	3202.42
13	1368.12	1529.77	3269.03
14	1427.06	1589.56	3335.64
15	1486.00	1649.35	3402.25
16	1544.94	1709.14	3468.86
17	1603.88	1768.93	3535.47
18	1662.82	1828.72	3602.08
+ credits	106.88/credit	106.88/credit	294.67/credit
<u>Vocational Programs</u>			
19+ credits	16.03/credit	44.20/credit	44.20/credit

<u>REGISTRATION FEE</u>	\$30.00 per quarter, (Wenatchee Campus only). Does not apply to non-credit classes (continuing education).
<u>COMPREHENSIVE FEE</u>	\$1.50 per credit, \$15 maximum (Omak Campus only)
<u>INSTRUCTIONAL TECHNOLOGY FEE</u>	\$65.00 per quarter (Wenatchee Campus), \$30.00 per quarter (Omak Campus)
<u>STUDENT REC CENTER FEE</u>	\$5.00 per credit, \$75.00 maximum fee (Wenatchee Campus only)
<u>ADDITIONAL FEES</u>	Some classes assess additional fees. Other courses may require payment of non-refundable deposits. <i>Complete fee schedules are available.</i>
<u>BOOKS</u>	Our campus bookstore is located in Van Tassell Center. WVC now uses Barnes & Noble College for all of your bookstore needs.
<u>PARKING PERMIT</u>	\$25.00 per quarter, NONREFUNDABLE \$70.00 per year (Wenatchee Campus only, optional)

WENATCHEE VALLEY COLLEGE RESERVES THE RIGHT TO CHANGE THIS SCHEDULE WITHOUT PRIOR NOTICE.

WENATCHEE VALLEY COLLEGE

UPPER DIVISION TUITION

2022/2023 QUARTERLY FEE SCHEDULE~ EFFECTIVE FALL 2022 TO SUMMER 2023

Number of Credits	Washington Resident	Non-State Resident	Non-US Resident
1	232.26	248.17	653.27
2	464.52	496.34	1306.54
3	696.78	744.51	1959.81
4	929.04	992.68	2613.08
5	1161.30	1240.85	3266.35
6	1393.56	1489.02	3919.62
7	1625.82	1737.19	4572.89
8	1858.08	1985.36	5226.16
9	2090.34	2233.53	5879.43
10	2322.60	2481.70	6532.70
11	2334.27	2494.22	6545.22
12	2345.94	2506.74	6557.74
13	2357.61	2519.26	6570.26
14	2369.28	2531.78	6582.78
15	2380.95	2544.30	6595.30
16	2392.62	2556.82	6607.82
17	2404.29	2569.34	6620.34
18	2415.96	2581.86	6632.86
19+ credits	220.01/credit	220.01/credit	641.02/credit

0

<u>REGISTRATION FEE</u>	\$30.00 per quarter, (Wenatchee Campus only). Does not apply to non-credit classes (continuing education).
<u>COMPREHENSIVE FEE</u>	\$1.50 per credit, \$15 maximum (Omak Campus only)
<u>INSTRUCTIONAL TECHNOLOGY FEE</u>	\$65.00 per quarter (Wenatchee Campus), \$30.00 per quarter (Omak Campus)
<u>STUDENT REC CENTER FEE</u>	\$5.00 per credit, \$75.00 maximum fee (Wenatchee Campus only)
<u>ADDITIONAL FEES</u>	Some classes assess additional fees. Other courses may require payment of non-refundable deposits. <i>Complete fee schedules are available.</i>
<u>BOOKS</u>	Our campus bookstore is located in Van Tassell Center. WVC now uses Barnes & Noble College for all of your bookstore needs.
<u>PARKING PERMIT</u>	\$25.00 per quarter, NONREFUNDABLE \$70.00 per year (Wenatchee Campus only, optional)

WENATCHEE VALLEY COLLEGE RESERVES THE RIGHT TO CHANGE THIS SCHEDULE WITHOUT PRIOR NOTICE.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#16 - Action**

CATEGORY: **ACTION**

2022-2023 Tuition and Fee Waivers: Brett Riley, Vice President of Administrative Services

BACKGROUND:

Annually, the Board of Trustees reviews and adopts tuition waivers for the upcoming academic year as allowed by the State Board for Community and Technical Colleges.

The WVC schedule of waivers is attached with the amounts charged in place of resident or non-resident tuition rates. Waivers are grouped as mandatory by statute or SBCTC policy, or locally optional.

Waivers are the difference between standard resident or non-resident tuition rates and the amounts actually charged for specific student groups. A complete list of waivers authorized by the legislature and State Board is available at <http://www.sbctc.ctc.edu>.

RECOMMENDATION:

That the trustees adopt 2022-23 tuition and fee waivers as presented.

Tuition and Fee Waivers 2022-23

Tuition and fee waivers are divided into categories: (A) those set by the WVC Board of Trustees, (B) those set by the State Board for Community and Technical Colleges and (C) those created by statute. Percentage waivers are applied to the entire base of operating fee, building fee and student activity fee.

Waiver	Amount Charged
<u>A. WVC Optional Waivers</u>	
Financial Need Based Students	No tuition or fees
High School completion-resident	\$17.87/credit (85% waived)
Athletic Waiver-Resident and Non-Resident (lower division)	\$371.50/quarter
Athletic Waiver-Resident and Non-Resident (upper division)	\$595.20/quarter
Eligible Veterans or National Guard Members	\$59.57(50% of resident tuition and fees)
Other Military or Naval Veterans	\$59.57 (50% of resident tuition and fees)
Active Duty Military-Resident	No S & A or building fee
Vocational Students (over 18 credits)-Resident	\$16.03/credit (85% waived of 19+ credits)
Vocational Students (over 18 credits)-Non-Resident	\$44.20/credit (85% waived of 19+ credits)
 <u>Space Available Waivers</u>	
State employees (preference given to WVC employees)	\$5/class
Senior Citizen Audit (Space Available)	\$5/class
 <u>Ungraded/Course-Based Waivers</u>	
Retirement (Senior Citizen)	\$35.73/credit (70% waived)
Farm Management	\$39.67/credit (66.7% waived)
First aid, EMT, Paramedic	\$65.52/credit (45% waived)
Parenting Education	\$17.86/credit (85% waived)
 <u>Nonresident Tuition Differential</u>	
Nonresident US Citizen	Resident operating + non-resident building and S & A fees (\$135.04)
Refugees	Resident operating fee + 25% + non-resident building and S & A fees (\$158.53)
High School Completion-Non-Resident	\$119.13/credit (resident tuition)
Military Personnel-Active, Non Resident	Resident tuition (must live in WA)
American Indian	Resident tuition
 <u>B. SBCTC Mandatory Waivers</u>	
ABE/ESL	\$25 per student, per quarter
Apprenticeship	\$59.56/credit
High School 21	\$25 per student per quarter
 <u>C. Statutory Mandatory Waivers</u>	
Children and Spouse of Totally Disabled or POW/MIA or Deceased Eligible Veterans or National Guard	No tuition or fees
Children and Spouses of Deceased or Disabled Law Enforcement Officers or Firefighters	No tuition or fees
Wrongly Convicted Person	No tuition or fees

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*Rounded up to .xx

BOARD MEETING: **June 15, 2022**

AGENDA ITEM **#17 – Action**

CATEGORY: **ACTION**

2022-2023 Operating Budget: Brett Riley, Vice President of Administrative Services

BACKGROUND:

The WVC 2022-23 operating budget is presented here for Board of Trustee approval. Included is a summary of the sources of funds and the rationale of budgetary decisions based on enrollment forecast and legislative action.

RECOMMENDATION:

That the trustees accept the 2021-22 operating budget as presented

Revenue Forecast:

101 Funds-

- Our state allocation is projected to be **\$19,917,153** including provisos and program funding.

149 Funds-

- Tuition forecast is **\$5,512,383** for the academic year 2022-23. This reflects a **2.4%** increase in tuition rate and an **8%** decrease in enrolment.

148 Funds-

- Fee revenue is projected to come in at **\$1,505,226**. Fee revenue reflects the proposed changes to the fee schedule and enrollment decline.

146 Funds-

- Revenue from Running Start decreased significantly from the previous year. We are expecting FY23 Running Start revenue to come in at **\$5,256,279** reflecting a **4%** decrease in enrolment.

Other-

- **\$120,000** in WVC Foundation sourced funds dedicated to specific endowed agriculture instruction and equipment.

Base Operating Revenue- \$32,311,041

From Reserve (Mish)- \$309,750

***CARES Funding**

- **\$800,000**

Total Operating Revenue (Including Federal Stimulus)

\$33,420,791

WVC has anticipated 2022-23 base operating expenses of \$ **33,127,724**

Total Operating Expenses

\$33,303,630

Net

\$117,161

AGENDA ITEM: #18 - Action

CATEGORY: ACTION

2022-2023 ASWVC Budget: Chio Flores, Vice President of Student Services

BACKGROUND:

The 2022-2023 Service and Activity (S & A) fee budget has been developed by the ASWVC S&A Budget Committee following the budget process closely. The budget process opened for requests on April 4th and closed on April 22nd . All groups who requested funds were invited to present their requests to the budget committee on April 28th and 29th. At those hearings budget committee members were able to ask questions and hear more about the requests. All requests were discussed and evaluated at the budget committee meeting on May 9th and the attached proposed budget was created and then presented to and approved by the ASWVC Student Senate on May 17th 2022.

The Committee carefully evaluated each request based on:

- Student engagement – the number of students who benefit from the program
- Student development – how students could grow from the program
- Current and past fiscal responsibility
- Organization’s alignment with ASWVC and WVC vision and mission statements; including commitment to diversity, equity, and inclusion
- Service to our campus and community

In approving this budget, the Board of Trustees authorizes:

- The ASWVC Budget Committee and the Associate Dean of Campus Life, Equity & Inclusion, in coordination with the college Business Manager, to adjust the estimated S&A fee revenues during the fiscal year and to allocate additional resources within the approved budget. The Board recognizes that this annual budget is a projection, and that actual revenues and expenses may vary from the projections during the execution of the budget during the fiscal year.
- The ASWVC and the Associate Dean of Campus Life, Equity & Inclusion to proceed with the execution of the planned programs outlined herein.

This budget has been carefully reviewed by College staff, and is recommended to the Board of Trustees as an effective and responsible use of state educational resources.

RECOMMENDATION:

That the board approve the 2022-2023 ASWVC Budget as presented.

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#19 - Action**

CATEGORY: **ACTION**

2022-2023 ASWVCO Budget: Chio Flores, Vice President of Student Services

BACKGROUND:

The following is an explanation of our S&A accounts that we have designated as carryover accounts for the ASWVC-Omak, 2022-2023 budget.

The Omak campus currently has three (3) special accounts. The only one of the three accounts that will be allocated funds is the Vehicle Reserve (2P036). Vehicle Reserve will be allocated 3% of the budget amount. The other two (2) accounts which are Campus Projects (2P031) and Contingency (2P040), both have sufficient funds in them.

Designated Carryover Accounts: This year we will have only three (3) activity hold accounts they are Transportation (2P011), Computer Supplies (2P052) and Bus Passes (2P086). The Transportation and Bus Pass account were both started and funded with enough to last for five (5) or more years. The Computer Supply account is being hold so that it will have enough funds in it to purchase computers and program updates as needed in the future.

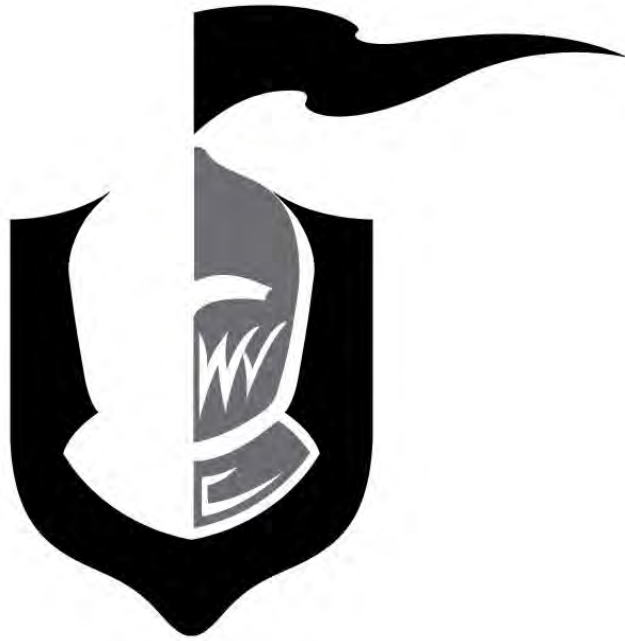
The S&A Budget has been voted on and unanimously approved by the Student Senate of Wenatchee Valley College at Omak on April 19, 2022.

Thank You for your time in reviewing our 22-23 S&A Budget. We look forward to your final approval.

RECOMMENDATION:

That the board approve the 2022-2023 ASWVCO Budget as presented.

WENATCHEE VALLEY COLLEGE



SERVICES AND ACTIVITIES FEE BUDGET

2022 - 2023

Approved by the ASWVC Student Senate – May 17th 2022
Approved by the Board of Trustees (WVC) – **TBD**

Associated Students of Wenatchee Valley College

Vision:

ASWVC Student Senate aspires to promote a diverse & equitable collegiate experience that fosters unity and success within our community.

Mission:

The ASWVC Student Senate serves the student body by enhancing the student experience through programming, advocacy, and policy. We foster a campus environment built on integrity, respect, inclusivity, and community; while providing opportunities for students to become leaders.

ASWVC
SERVICE AND ACTIVITY FEE BUDGET PROPOSAL
2022 - 2023

SUBMITTED BY
ASWVC STUDENT SENATE

BOARD OF TRUSTEES

Tamra Jackson
Steve Zimmerman
Wilma Cartagena
Paula Arno Martinez
Phylicia Hancock Lewis
and
Dr. Jim Richardson, President

ASWVC BUDGET COMMITTEE MEMBERS

Katie Moore, Student (Chair – non-voting member)
Eleno Mendez, Student (voting member)
Mason Renslow, Student (voting member)
Rileyn Lamb, Student (voting member)
Roberto Villa, Faculty/Staff (voting member)
Erin Tofte, Advisor (non-voting member)



MEMORANDUM

Associated Students of Wenatchee Valley College

TO: Board of Trustees

FROM: ASWVC Student Senate

DATE: May 24, 2022

RE: 2022-2023 Service and Activity Fee Budget Proposal

The 2022-2023 Service and Activity (S & A) fee budget has been developed by the ASWVC S&A Budget Committee following the budget process closely. The budget process opened for requests on April 4th and closed on April 22nd. All groups who requested funds were invited to present their requests to the budget committee on April 28th and 29th. At those hearings budget committee members were able to ask questions and hear more about the requests. All requests were discussed and evaluated at the budget committee meeting on May 9th and the attached proposed budget was created and then presented to and approved by the ASWVC Student Senate on May 17th 2022.

The Committee carefully evaluated each request based on:

- Student engagement – the number of students who benefit from the program
- Student development – how students could grow from the program
- Current and past fiscal responsibility
- Organization’s alignment with ASWVC and WVC vision and mission statements; including commitment to diversity, equity, and inclusion
- Service to our campus and community

In approving this budget, the Board of Trustees authorizes:

- The ASWVC Budget Committee and the Associate Dean of Campus Life, Equity & Inclusion, in coordination with the college Business Manager, to adjust the estimated S&A fee revenues during the fiscal year and to allocate additional resources within the approved budget. The Board recognizes that this annual budget is a projection, and that actual revenues and expenses may vary from the projections during the execution of the budget during the fiscal year.
- The ASWVC and the Associate Dean of Campus Life, Equity & Inclusion to proceed with the execution of the planned programs outlined herein.

This budget has been carefully reviewed by College staff, and is recommended to the Board of Trustees as an effective and responsible use of state educational resources.

S&A Budget Summary

Resources

The estimate of Services & Activities fee revenue is based on projected 2022-23 FTE levels (Full-Time Equivalent: 12 credit hours fulfilled by one student equals one FTE). The 2022-23 S&A revenue is a conservative estimate developed in coordination with the college Vice President for Administrative Services or his designee.

The Senate held a District meeting to approve WVC's S&A Fee and set it to automatically increase to equal the amount set by the State Board for Community and Technical College. This decision was made so that ASWVC & ASWVCO will be able to allocate funds in a matter that allows for the college to grow with the rate of inflation. As of the approval of this budget, the SBCTC lists S&A Fee rates at \$11.62 per credit for 1-10 credits and \$6.75 per credit for 11-18 credits.

Funds remaining from the prior year revert to the Fund Balance Reserve or Contingency fund. Expenditures from this account are to be made through approval of the ASWVC Student Senate.

Expenditures

The ASWVC Budget Committee has thoughtfully reviewed all funding requests. We present this budget which is reflective of the balancing and prioritizing of various activities which benefit students and create a vibrant campus life in many different ways. This budget continues most of the programs funded during the previous academic year. Additional growth is designed to support increased student participation in co-curricular programs.

For this budget cycle, requests for S&A funding exceeded the available funds by more than sixty thousand dollars. The ASWVC Budget Committee has thoughtfully reviewed all requests, and presents a budget reflecting a balance among the various activities to benefit all students.

S&A Budget Summary

ASWVC Activities:

Fund Balance Deficit: We no longer have a fund balance deficit and did not need to fund this..

Bus Payment: The bus has been fully paid off so no allocation was made.

DEI/Cultural Events: The ASWVC recognizes the importance of a diverse student body and has allocated funds in support of holding a variety of diversity events throughout the school year. Including but not limited to; Disability Awareness, Dia de Los Muertos, Native Heritage Month, MLK event, Black History Month, Students of Color Conference, Stand Against Racism & LGBTQIA+ Pride Celebration.

Campus Activities/ Events: This budget provides funds to bring a variety of activities and events to campus. Funds are managed through the Senate and this allocation covers most all campus events for the year such as dances, movie nights, fishing derby, festival, music events etc.

Graduation: ASWVC renewed the annual allocation to fund the graduation ceremonies.

Student Programs / In-Service Training: This budget item is allocated to fund the training of FY 2022-23 ASWVC Senate members throughout the year including fall training, winter retreat and spring end of year.

Interclub Council: Clubs are a valuable component of a student's educational experience. They offer opportunities for students to develop friendships and connections to the college, share similar interests, learn effective leadership and communication skills, and of course have fun. This budget provides funding for student clubs recognized by the ASWVC. These funds are used for events, programming, marketing, supplies, guest speakers, and other program expenses.

Note: In 2019, in an effort to increase efficiency and fiscal responsibility, the ASWVC chose to update the funding model for clubs. In lieu of one single account for all clubs, separate allocations for each club were generated within the Interclub Council budget which is managed through the Interclub Council and Campus Life. These separate accounts are dedicated to the individual clubs but together make up the Interclub Council budget.

LINK Transit: To support one of the primary financial constraints students face (housing, food, and transportation), the ASWVC has elected to continue providing bus passes to all WVC students.

Performing & Visual Arts: No request was made this year so funds will be available in Special Projects if a request comes through during the year. ASWVC recognizes the importance of the visual and performing arts and the enrichment to students that these programs provide, and has continued to provide a budget allocation in support of these programs. This is usually split 2 ways between the Robert Graves Gallery and the Theater Department.

Residence Life: ASWVC has provided funding for the residence life programs in an effort to enrich the experience of the students who live on the WVC campus. These funds are used for new equipment, funding for events and activities as well as supplies for the Residence Hall.

Special Projects: This budget line provides funds for students to attend conferences and/or make presentations at conferences, and includes a requirement for the student or organization to bring the knowledge back to the campus through a program, presentation, or report. The budget line also

provides funding for projects, activities, equipment, furnishings, supplies, and other unforeseen needs during the academic year. These funds are overseen by student senate.

Student Center Supplies: This budget line funds the day to day needs of the student center throughout the academic year, including student ID cards, music licenses, Senate gear and other office supplies.

Student Senate: the ASWVC is comprised of twelve students: the Executive Board, which oversees the administrative functions of the Senate, the Campus Activities Board, which coordinates activities and events for campus, and Student Ambassadors, who coordinate direct outreach with the student body. These groups also provide campus tours and help with different outreach initiatives. Members of the Senate receive an hourly wage this budget provides the compensation for these students throughout the year.

Campus Life PT Hourly (Budget/Clubs): The ASWVC recognizes the administrative support which is required to ensure success of events, programs, and activities held throughout the academic year. This budget line is to support the Campus Life office and the multitude of administrative tasks required in support of the ASWVC. **Unfortunately, for the 2022-2023 budget year there was not sufficient funds to support this important position.**

TRiO: ASWVC recognizes the direct support offered to students through this program and how that support ensures student success.

Tutor Center: No request was made this year.

Sustainability/Environment: The sustainability work group at the college collaborates with students to provide an environmentally responsible campus. They also sponsor events such as Earth Day and Arbor Day.

Math Center: ASWVC understands that math courses and requirements can be a serious barrier to student success and completion at WVC. They hope that by helping to fund the creation of the Math Center they are setting up future WVC students for academic success.

MESA: No request was made this year.

VetCorps Navigator: This position supports veteran students, oversees the veteran's lounge and coordinates campus wide events in support of veteran needs and acknowledgment. This funding is provided to pay the WVC portion to support the position as well as a portion for supplies.

Music Department: No request was made this year.

MAC Gallery: ASWVC recognizes the benefit that outside artists can have on students' artistic development and have allocated funding in support of the MAC gallery.

Knights Kupboard: Understanding the struggles our students face with access to basic needs ASWVC funded the Knights Kupboard this year to help with purchasing essentials for students in need.

ASWVC Athletics

This budget reflects a collaborative partnership in funding between students and the college. The ASWVC recognizes the importance intercollegiate athletics brings to the college and community, and funds a great majority of the expenses necessary to support our seven intercollegiate athletics teams: men's and women's basketball, women's volleyball, men's and women's soccer, baseball, and fast pitch. As well as the athletic trainer who works to ensure that our student athletes have a qualified and trained professional to monitor and diagnose injuries. The Athletic Department

reports a strong appreciation and need for this service. This service helps with recruitment of athletes, preventative health, and the recuperation of injured athletes.

The Athletic subsidy is funded as a percentage of the total budget after mandatory amounts are allocated as per the Financial Code to Omak, Contingency, Vehicle replacement and Campus Projects. This year ASWVC funded Athletics at forty-seven percent of the available funds thereby reserving fifty-three percent of the available budget for all other activities and programs including tutoring, clubs, senate, campus events and many other campus priorities which serve all students including athletes. It is within the discretion of the Director of Athletics to allocate his forty-seven percent of the budget as he sees fit to support the seven WVC teams and athletics needs with direction from the Vice President of Student Services.

The budget committee wants to make a request that WVC Board of Trustees and Administration consider using more operational funding to support WVC Athletics. We do not believe it is equitable that almost half of all S&A fees go to support athletics which is a very small part of the whole student body. Moreover, this is still not enough money to fully fund the Athletics programs on Campus. Lastly, we recognize that Athletics brings in full time FTE for the College and more of that income could be used to support the Athletics programs instead of funding it through student fees which are meant to support extracurricular services for all students.

**ASSOCIATED STUDENTS
2022-2023 S&A FEE OPERATING BUDGET**

	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022 - 2023</u>
ASWVC Omak (15%)	116,400	116,400	117,900
Campus Projects Fund (264-1P055)	0	0	0
Vehicle Replacement Fund (264-1P003)	19,026	19,788	20,043
ASWVC Contingency (264-1P054)	25,395	0	0
ASWVC Activities	332,197	326,304	343,470
ASWVC Athletics	<u>282,982</u>	<u>313,508</u>	<u>304,587</u>
TOTAL	776,000	776,000	786,000

ASWVC WENATCHEE BUDGET 2022-2023

ACTIVITIES SUBSIDIES

<u>ACCT NO.</u>	<u>ACCOUNT NAME</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
264-1P001	Fund Balance Deficit Payment	20,000	20,000	0
264-1P003	Bus Payment	27,895	27,895	0
264-1P015	DEI Cultural Events	8,000	18,199	33,580
264-1P006	Events/Campus Activities	19,550	40,000	42,050
264-1P017	Graduation	7,000	7,000	7,000
264-1P004	Student Programs / In-Service Training	1,000	1,000	1,000
264-1P101	Interclub Council (all club accounts)	28,000	31,500	58,840
264-	Knights Kupboard	0	0	2,000
264-1P086	Link Transit	18,000	18,000	18,000
264-1P018	Performing & Visual Arts	3,200	1,000	0
264-1P008	Residence Life	2,500	10,000	12,000
264-1P012	Special Projects	19,552	41,650	40,000
264-1P009	Student Center Supplies/ID Cards	12,000	10,000	12,000
264-1P005	Student Senate Wages	58,000	58,000	58,000
264-1P088	Student Programs PT Hourly	0	0	0
264-1P102	TRiO	0	5,000	7,000
264-1PTC	Tutor Center	13,500	10,000	0
264-1P042	MAC Gallery	1,500	2,000	2,000
264-1P022	Sustainability/Environment	1,000	1,500	8,000
061-1S46	MESA Program	2,000	10,500	0
264-1P021	Math Center	20,000	27,955	35,000
264-1P044	Science Explorations Trips	1,500	0	3,000
264-1P007	Leadership Coordinator	65,000	0	0
264-1P023	VetCorps Navigator	3,000	4,000	4,000
264-1P024	Music Department	2,000	7,000	0
	SUBTOTAL:	332,197	326,304	343,470

INTERCLUB COUNCIL SUBSIDIES

<u>ACCT NO.</u>	<u>ACCOUNT NAME</u>	<u>2022-2023</u>
264-1P101	Interclub Council	5,000
	Psi Beta	1,000
	QSA	2,250
	MEChA	5,000
	Bailadores Orgullo de Mexico	3,500
	Club of Natural Resources	500
	Auto Tech	0
	Mariachi Club	10,790
	CyberKnights	4,500
	SNOW	9,000
	Signing Knights	0
	Machining	0
	MASK	5,000
	Veteran Knights	3,000
	Mechatronics	6,000
	Outbackers	0
	Refrigeration	3,300
	SUBTOTAL:	58,840

ATHLETIC SUBSIDIES

<u>ACCT NO.</u>	<u>ACCOUNT NAME</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
264-1P061	Athletic Director	4,982	3,000	3,500
264-1P090	*Game Management	40,000	50,000	25,000
264-1P063	Fastpitch Softball	0	0	29,000
264-1P064	Baseball	0	0	29,000
264-1P065	Men’s Basketball	0	0	29,000
264-1P066	Women’s Basketball	0	0	29,000
264-1P098	Uniform Replacement Cycle	8,000	7,000	9,000
264-1P068	*Scholarships	90,000	101,508	62,500
264-1P070	Men’s Soccer	0	0	27,000
264-1P071	Women’s Soccer	0	0	27,000
264-1P072	Volleyball	0	0	27,000
264-1P062	Post Season Travel	0	0	2,587
264-1P080	Sports Medicine	8,000	8,000	5,000
	*Meal Money	40,000	40,000	0
	*Operations	7,000	7,000	0
	*Transportation	45,000	55,000	0
	*Lodging	25,000	30,000	0
	*Equipment	15,000	12,000	0
	SUBTOTAL:	282,982	313,508	304,587

*Represents sub-object expenses for what all sports spend in these areas each year. Allocations are made to specific sports budgets to cover these expenditures. This does not reflect exact allocations to budgets for athletics, those are made by the Athletic Director at the start of the new fiscal year.

Omak S&A Budget

Wenatchee Valley College Board of Trustees:

The following is an explanation of our S&A accounts that we have designated as carryover accounts for the ASWVC-Omak, 2022-2023 budget.

The Omak campus currently has three (3) special accounts. The only one of the three accounts that will be allocated funds is the Vehicle Reserve (2P036). Vehicle Reserve will be allocated 3% of the budget amount. The other two (2) accounts which are Campus Projects (2P031) and Contingency (2P040), both have sufficient funds in them.

Designated Carryover Accounts: This year we will have only three (3) activity hold accounts they are Transportation (2P011), Computer Supplies (2P052) and Bus Passes (2P086). The Transportation and Bus Pass account were both started and funded with enough to last for five (5) or more years. The Computer Supply account is being hold so that it will have enough funds in it to purchase computers and program updates as needed in the future.

The S&A Budget has been voted on and unanimously approved by the Student Senate of Wenatchee Valley College at Omak on April 19, 2022. Thank You for your time in reviewing our 22-23 S&A Budget. We look forward to your final approval.

Sincerely,



Abigail Steinshouer
ASWVC-Omak Student Body President

ASWVC OMAK BUDGET 2021 - 2022

SPECIAL ACCOUNTS		<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
264-2P040	Contingency	0	0	0
264-2P031	Campus project fund	0	0	0
264-2P036	Vehicle Replacement Reserve	3,510	4,000	4,000
SUBTOTAL:		3,510	4,000	4,000

ACTIVITIES SUBSIDIES		<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
<u>ACCT NO.</u>	<u>ACCOUNT NAME</u>			
264-2P042	Awards	0	0	0
264-2P037	Cabinet	3,000	7,000	4,000
264-2P035	Entertainment	13,000	10,441	16,300
264-2P032	Student Center	5,000	2,500	2,500
264-2P011	Transportation	0	0	0
264-2P016	Senate Wages	43,390	44,100	44,000
264-2P034	Graduation	0	5,000	5,000
264-2P043	Leadership	0	1,159	0
264-2P052	Computer Supplies	1,000	2,000	1,000
264-2P054	Legislative Travel	1,500	0	0
264-2P002	Tutor Center	5,000	5,000	5,000
264-2P044	Copier Supplies	0	0	0
264-2P087	Omak Student Books	4,000	1,600	4,000
264-2P045	Science Club	5,000	5,000	2,000
264-2P033	Nursing Club	5,000	5,000	5,000
264-2P039	PTK	2,000	0	0
264-2P041	Red Road	5,000	5,000	5,000
264-2P071	Student Pantry	0	5,000	2,500
264-2P053	MEChA	2,000	0	0
264-2P070	MASK	0	0	0
264-2P089	TRiO		1,600	600
264-2P014	PT Hourly Assistant	16,000	17,000	17,000
264-2P019	Gaming Club	2,000	0	0
SUBTOTAL:		100,112,890	112,400	113,900

OMAK EXPENDITURES

SPECIAL ACCOUNTS

2P031 Campus Projects: for projects, activities, equipment, furnishings, supplies and other unforeseen needs regarding the campus during the academic year, such as the Native Garden upkeep.

2P036 Vehicle Reserve: for the funding of new vehicle purchases. This is 3% of budget allocation.

2P040 Contingency: for large campus projects and budgetary needs and provides potential start-up funds for clubs.

ACTIVITIES

2P002 Tutor Center: help provide for part-time hourly wages for student tutors.

2P011 Transportation: for the funding of vehicle fuel and vehicle upkeep expenses.

2P014 Part-Time Hourly Assistant: to provide support to student government, do purchase orders, credit card purchases, and paperwork for upcoming events.

2P016 Student Government Compensation: as incentive to members of Student Government for their hard work and dedication in the improving the quality of student life at WVC Omak.

2P019 Gaming Club: Start up club emphasizing inclusivity and relaxation through a safe environment

2P032 Student Center: for the purchasing of equipment-Student ID Card System-blank cards, ribbons, year stickers and cleaning kits. The purchase of coffee supplies and snacks for the students.

2P033 Snow@O: the Omak campus Nursing club attends Nurse Legislative Day and sponsors the graduation Pinning Ceremony held in June.

2P034 Graduation: this account is used to help support graduation by funding the event at the Performing Arts Center, purchasing gowns and tassels, providing the honor song, purchasing announcements, decorations, flowers, anything that is needed for graduation practice and also light refreshments.

2P035 Entertainment: for events and activities on and off campus-Roller skating, tickets for events at the Performing Arts Center, Standing Against Racism, bowling, club expo, love week, spirit week, game nights and other events.

2P037 Cabinet: provides funds for the ASWVCO cabinet gear-team t-shirts, polo shirts and jackets for conferences and college representation

2P039 Phi Theta Kappa: Honor society club working to build back up to state and national interaction, provides trips, learning experiences, swag, and materials to advertise the honor society

2P041 Red Road Association: provides events in November during Native American Heritage Month, sponsors the annual United Pow Wow in May. Purchase swag items to promote the club, attends a local basket weaving event. Provides cultural events for all students and others within the community.

2P042 Awards: funding for the annual Appreciation Day, for recognizing outstanding students and staff members held by the Director of Public Relations.

2P043 Leadership: for student leadership training for the cabinet including summer training, local and regional professional development.

2P045 Science Club: Student Club to engage students and interested youth in STEM. Purchases supplies for the greenhouse, swag for the club, yearly plant sales and teach others about science.

2P052 Computer Supplies: to be used for computer and program updates for the computers in the Student Government office

2P053 MEChA: Inclusive student association meant to help students understand the ChicanX culture, provides swag and events that enrich and teach about diversity

2P054 Legislative Travel: is reserved for the legislative activity on campus, any travel associated with students advocating the WVC-O at the state level.

2P071 Student Pantry: provide assistance to Omak campus students who lack food and other necessities due to financial hardships.

2P087 Student Books: to provide the library a copy of textbooks for classes being taught at WVC-O so that students can use the textbook at the college library

2P089 TRiO Support Services: to help purchase books and college tours for TRiO students

BOARD MEETING: **June 15, 2022**

AGENDA ITEM: **#20 - Action**

CATEGORY: **ACTION**

2023-2024 Academic Calendar: Chio Flores, Vice President of Student Services

BACKGROUND:

The Academic Calendar Committee began meeting in October 2021 to develop the 2023-2024 Academic Calendar, as outlined in Academic Calendar Procedure 1400.600. Drafts #1, #2, and #3 went out to all campus for review and comments were received from faculty and staff. Draft #3 was reviewed in May by cabinet and presented to the board for review.

2023-2024			
Wenatchee Valley College - Academic Calendar - Draft #3			
Fall 2023	Winter 2024	Spring 2024	Summer 2024
September	January	April	June
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1 2	2 3 4 5 6	1 2 3 4 5 6	1
3 4 5 6 7 8 9	7 8 9 10 11 12 13	7 8 9 10 11 12 13	2 3 4 5 6 7 8
10 11 12 13 14 15 16	14 15 16 17 18 19 20	14 15 16 17 18 19 20	9 10 11 12 13 14 15
17 18 19 20 21 22 23	21 22 23 24 25 26 27	21 22 23 24 25 26 27	16 17 18 19 20 21 22
24 25 26 27 28 29 30	28 29 30 31	28 29 30	23 24 25 26 27 28 29 30
October	February	May	July
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4 5 6 7	1 2 3	1 2 3 4	1 2 3 4 5 6
8 9 10 11 12 13 14	4 5 6 7 8 9 10	5 6 7 8 9 10 11	7 8 9 10 11 12 13
15 16 17 18 19 20 21	11 12 13 14 15 16 17	12 13 14 15 16 17 18	14 15 16 17 18 19 20
22 23 24 25 26 27 28	18 19 20 21 22 23 24	19 20 21 22 23 24 25	21 22 23 24 25 26 27
29 30 31	25 26 27 28 29	26 27 28 29 30 31	28 29 30 31
November	March	June	August
S M T W T F S	S M T W T F S	S M T W T F S	S M T W T F S
1 2 3 4	1 2	1	1 2 3
5 6 7 8 9 10 11	3 4 5 6 7 8 9	2 3 4 5 6 7 8	4 5 6 7 8 9 10
12 13 14 15 16 17 18	10 11 12 13 14 15 16	9 10 11 12 13 14 15	11 12 13 14 15 16 17
19 20 21 22 23 24 25	17 18 19 20 21 22 23	16 17 18 19 20 21 22	18 19 20 21 22 23 24
26 27 28 29 30	24 25 26 27 28 29 30 31	23 24 25 26 27 28 29 30 31	25 26 27 28 29 30 31
December	March 25 - Grades Due 3pm	June 14 - Wenatchee Graduation June 15 - Omak Graduation June 18 - Grades Due 3pm	August 20 - Grades Due 3pm
S M T W T F S			
1 2			
3 4 5 6 7 8 9			
10 11 12 13 14 15 16			
17 18 19 20 21 22 23			
24 25 26 27 28 29 30			
31			
Dec 18 Grades Due 3pm			

	Fall	Winter	Spring	Total
Teaching Days	50	51	49	150
Final Exams	3	3	3	9
Prep Day	2	0	0	2
Advising Day	1	1	1	3
President's Day	1	0	0	1
Deans Day	1	1	1	3
Flexible Professional Days	1	1	1	3
TOTAL DAYS	59	57	55	171
Holidays				

target: 171

*Refer to current AHE collective bargaining agreement

RECOMMENDATION:

That the board approve the 2023-2024 Academic Calendar as presented.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:55AM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 14

Project Summary

Replace 47,681 gross square feet (GSF) in three buildings with a single new 41,500 GSF facility on the Shoreline campus.

Project Description

The following 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.

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]

Unprecedented economic and population growth in King and Snohomish Counties is increasing demand for people with both the technical abilities and the workplace skills to fill jobs in STEM -related fields. Employers are looking for workers with a balance of job-specific training and academic proficiencies, as well as the ability to communicate and be creative and collaborate. STE(A)M education is an interdisciplinary approach that brings science, technology, engineering, arts and mathematics together to prepare students for success in the 21st-century workplace. Research demonstrates that students exposed to arts education score higher on academic achievement tests and demonstrate greater social, cultural, emotional and cognitive development.

Health care, which is currently one of the City of Shoreline's three largest industries, provides an example of both needs and opportunities. The Puget Sound Regional Council forecasts that there will be 135,000 new health care jobs in the region by 2040. At the same time, the U.S. Health Resources and Services Administration reports that by 2025 Washington State will have 7,000 unfilled positions for trained nurses. Preparing students to fill these positions requires more nursing skills training. Their education must foster observation, critical thinking, problem solving, communications and teamwork abilities. Courses in math, science and the arts support this broad -based approach.

Shoreline Community College plays a central role in preparing students for high demand,

STEM-related occupations. The college's nursing program is widely recognized for excellence. Its math programs help students meet the prerequisites for all of the college's STEM -related degrees. Music and music technology education programs provide training for jobs in the evolving technology sector and foster the development of soft skills. All of these are critical to enabling students to develop the skills for the 21st-century workplace. However, deficient facilities, lack of access and inadequate learning environments limit enrollment in these programs and constrain the college's ability to provide students with the interdisciplinary education they need to succeed.

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 47,681 gross square feet (GSF) in three buildings with a single new 49,961 GSF facility on the

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:55AM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

Shoreline 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]

Shoreline Community College has identified a unique opportunity to bring academic, professional -technical and arts programs together to increase student success, achievement and retention. The STE (A)M Education Center colocates the nursing, math and music programs to create a 49,961 square foot interdisciplinary center that fosters students' ability to think critically, collaborate and be creative. The new building will enable the college to meet its goal of preparing academic students for baccalaureate education and professional -technical students for high demand occupations. The center will provide right-sized nursing labs including a simulation lab, consolidate the math program and provide spaces for contemporary music and music technology education. It will contain general purpose classrooms and informal study spaces, configured and equipped for active learning, that will be shared by all disciplines on campus.

The STE(A)M Education Center will be located in an area of campus where it will act as a connecting point between academic science programs and nursing, as well as between music and music technology and visual arts. This location will promote programmatic synergies, including between science and music and in areas of virtual and augmented reality. Visibility of programs from inside and outside the building will make students aware of the career pathways they can pursue. The project will remove barriers to ADA access on the steeply sloped campus.

The project provides space for the college's nursing, math, music, and music technology programs. General purpose classrooms will also be scheduled for use by the engineering, anthropology, anatomy and physiology, health informatics & information management, medical lab technician, and phlebotomy programs.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

The college considered not consolidating programs into a single facility but rather an alternative of renovating buildings 800, 2200, and 2300. Doing so keeps the Nursing, Math and Music, programs in their current locations with comprehensive renovations of each respective building. New classroom and lab configurations could be expected to accommodate program needs but would be limited in their long-term flexibility due to inherent characteristics of these buildings.

Alternative 01 – Renovation

Inadequate fire/emergency access - The existing building proximities do not meet current fire separation setbacks and emergency access requirements. There is no access for firefighting equipment due to topography and limited clearances between buildings. Buildings 2200 and 2300 do not have required distances between structures with combustible roofs. Renovations will extend the useful life of the buildings but will not address the separation and access requirements.

The small buildings are functionally deficient - The Facility Conditions Survey (FCS) states that the buildings are poorly configured resulting in programs that cannot function in existing space. The FCS recommends each building be renovated or

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:55AM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

replaced. The size of each of these buildings relative to the programs they must serve as well as the need to consolidate and share resources through collocation makes renovation untenable.

Buildings 2200 and 2300 are too small to be efficiently renovated. The buildings do not accommodate future need or any program growth. Significant code improvements would be required. The age of the buildings and the scope of the renovation project would trigger code required comprehensive improvements for site and building systems. Renovation of buildings would require costly upgrades to meet current ADA and energy code standards.

Consequences of Doing Nothing - There will be significant negative consequences if nothing is done. The aging, decaying buildings do not accommodate the college's current needs and are a liability for the future. Existing facilities do not provide an instructional environment that supports student achievement. Current "bottle -necks" for prerequisite classes is expected to impact retention and enrollment in associated programs will decline. The condition of the existing buildings makes them subject to failure. The college could be faced with the emergency replacement of a facility. The impact on programs and enrollment may be devastating to 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]

The project will support an additional 291 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 STE(A)M Center is the next replacement project in the college's Facilities Master Plan. The project addresses the institutional goals articulated in the master plan of building community, increasing accessibility, and fostering sustainable practices. It responds to the master plan's goal of replacing worn and obsolete buildings with new buildings that support the college's current programs particularly in allied health and sciences. Co-locating the nursing, math and music programs into a single facility addresses the critical physical deficiencies and program needs associated with three of its current buildings. The project will improve campus disabled access, provide informal indoor gathering spaces, and contribute to campus 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 attached C 100]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:55AM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

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. [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) Use of natural gas instead of electricity for heat
- 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) 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).

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 Inclusion (DEI) goals are to bring a sense of belonging to the college and to also remove barriers that under-represented students typically encounter. This project will consolidate STEM related programs along with the Arts to create unique collaborative and centralized facility replacing three separate structures increasing accessibility for underrepresented students.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The STE(A)M proposal addresses several equity issues that are present in the current STEM and Art buildings. It addresses access by consolidating these disciplines into a single structure. This will also foster collaboration and inclusion. It provides improved facilities supporting more relevant lab experience's and pedagogical enhancements that are limited in existing structures. It will also create large spaces allowing expansion of student enrollments in these disciplines. Together these improvements will assist historically excluded student in receiving more educational opportunities at the college.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:55AM

Project Number: 40000214

Project Title: Shoreline: STE(A)M Education Center

Description

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This proposal works to address diversity and inclusion by consolidating several buildings improving access and reducing barriers. More importantly, it improves facilities that are too old and not properly equipped with modern features and equipment. Like many of our schools teaching from old and inadequate buildings without proper equipment, it has significant consequences on the current and future student hoping to learn from these disciplines.

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

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: Shoreline

County: King

Legislative District: 032

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropr	New Appropr
057-1	State Bldg Constr-State	42,731,000		69,473	2,969,527	39,692,000
	Total	42,731,000	0	69,473	2,969,527	39,692,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

there is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000214	40000214
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 2022

Agency	Shoreline Community College
Project Name	STE(A)M Education Center
OFM Project Number	40000214

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4832
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	41,500	MACC per Gross Square Foot	\$595
Usable Square Feet	26,949	Escalated MACC per Gross Square Foot	\$661
Alt Gross Unit of Measure			
Space Efficiency	64.9%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.96%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	16101 Greenwood Ave N, Shoreline WA 98133
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish: A05615 (Music 800), A07428 (RegCla 2200), A07524 (NursEd 2300)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	March-22	Design End	June-23
Construction Start	August-23	Construction End	December-25
Construction Duration	28 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$38,833,422	Total Project Escalated	\$42,731,083
		Rounded Escalated Total	\$42,731,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$201,560		
Design Phase Services	\$1,244,447		
Extra Services	\$1,535,401		
Other Services	\$1,164,845		
Design Services Contingency	\$207,313		
Consultant Services Subtotal	\$4,353,566	Consultant Services Subtotal Escalated	\$4,566,072

Construction			
Maximum Allowable Construction Cost (MACC)	\$24,679,065	Maximum Allowable Construction Cost (MACC) Escalated	\$27,440,508
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,233,953		\$1,379,807
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,669,041	Sales Tax Escalated	\$2,968,492
Construction Subtotal	\$28,582,059	Construction Subtotal Escalated	\$31,788,807

Equipment			
Equipment	\$1,940,511		
Sales Tax	\$199,873		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,140,384	Equipment Subtotal Escalated	\$2,393,378

Artwork			
Artwork Subtotal	\$206,239	Artwork Subtotal Escalated	\$206,239

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$354,830		
Project Administration Subtotal	\$354,830	Project Administration Subtotal Escalated	\$396,771

Other Costs			
Other Costs Subtotal	\$3,196,344	Other Costs Subtotal Escalated	\$3,379,815

Project Cost Estimate

Total Project

\$38,833,422

Total Project Escalated

\$42,731,083

Rounded Escalated Total

\$42,731,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0	\$0	\$0
Consultant Services					
Consultant Services Subtotal	\$4,566,072	\$2,655,942	\$1,910,130	\$0	\$0
Construction					
Construction Subtotal	\$31,788,807	\$0	\$31,788,807	\$0	\$0
Equipment					
Equipment Subtotal	\$2,393,378	\$0	\$2,393,378	\$0	\$0
Artwork					
Artwork Subtotal	\$206,239	\$20,623	\$185,616	\$0	\$0
Agency Project Administration					
Project Administration Subtotal	\$396,771	\$70,966	\$325,805	\$0	\$0
Other Costs					
Other Costs Subtotal	\$3,379,815	\$291,469	\$3,088,346	\$0	\$0
Project Cost Estimate					
Total Project	\$42,731,083	\$3,039,000	\$39,692,082	\$0	\$1
	\$42,731,000	\$3,039,000	\$39,692,000	\$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.)
 This new appropriatino request will fund the construction phase of this project.

Insert Row Here

What has been completed or is underway with a previous appropriation?
 The predesign is completed and approved by OFM in March 2022. Design is underway in anticipation of construction funding.

Insert Row Here

What is planned with a future appropriation?
 No future appropriaions are expected 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$201,560			
Other				
Insert Row Here				
Sub TOTAL	\$201,560	1.0000	\$201,560	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,244,447			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,244,447	1.0181	\$1,266,972	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$228,105			
Geotechnical Investigation	\$50,690			
Commissioning	\$42,073			
Site Survey	\$60,828			
Testing				
LEED Services	\$76,035			
Voice/Data Consultant	\$76,035			
Value Engineering	\$42,073			
Constructability Review	\$42,073			
Environmental Mitigation (EIS)				
Landscape Consultant	\$76,035			
Accoustical Design	\$50,690			
Arborist Report	\$15,207			
Architectural Lighting Design	\$45,621			
Audio Visual Design	\$65,897			
Commissioning Participation	\$35,483			
Constructability Review Participation	\$35,483			
DAHP Mitigation Support	\$20,276			
ELCCA	\$65,897			
Electrical - Site	\$76,035			
Envelope Consulting	\$76,035			
Hazardous Materials Study	\$45,621			
Independent Cost Estimating	\$55,759			
Interior Design (Furnishing Asssitance)	\$20,276			
LEED Energy Modeling	\$86,173			
Reimbursable Expenses Prior to Bid	\$35,483			
Security	\$15,207			
Signage and and Graphics	\$35,483			
Stormwater Permitting (SWPP, NOI)	\$25,345			

Value Engineering Participation	\$35,483			
Insert Row Here				
Sub TOTAL	\$1,535,401	1.0181	\$1,563,192	Escalated to Mid-Design

4) Other Services

Bid/Construction/Closeout	\$559,099			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Arborist Inspection and Monitoring	\$15,207			
Art Installation Coordination	\$7,604			
Building Envelope Testing	\$25,345			
Construction Materials Testing	\$76,035			
Enhanced Construction Administration	\$364,968			
Hazardous Materials Abatement Monitoring	\$15,207			
Post Construction LCCA	\$10,138			
Post Occupancy Commissioning	\$15,207			
Record Documents	\$40,552			
Reimbursable Expenses Post Bid	\$35,483			
Insert Row Here				
Sub TOTAL	\$1,164,845	1.1182	\$1,302,530	Escalated to Mid-Const.

5) Design Services Contingency

Design Services Contingency	\$207,313			
Other				
Insert Row Here				
Sub TOTAL	\$207,313	1.1182	\$231,818	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,353,566		\$4,566,072	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$478,451			
G20 - Site Improvements	\$446,798			
G30 - Site Mechanical Utilities	\$372,984			
G40 - Site Electrical Utilities	\$352,427			
G60 - Other Site Construction	\$559,704			
15.8% lost buying power Dec-17 to Jun-22	\$349,238			
	\$0			
Insert Row Here				
Sub TOTAL	\$2,559,602	1.0574	\$2,706,524	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0574	\$0	
3) Facility Construction				
A10 - Foundations	\$651,437			
A20 - Basement Construction				
B10 - Superstructure	\$2,207,583			
B20 - Exterior Closure	\$2,537,881			
B30 - Roofing	\$409,043			
C10 - Interior Construction	\$1,903,330			
C20 - Stairs	\$211,885			
C30 - Interior Finishes	\$807,511			
D10 - Conveying	\$167,277			
D20 - Plumbing Systems	\$920,838			
D30 - HVAC Systems	\$2,621,027			
D40 - Fire Protection Systems	\$315,717			
D50 - Electrical Systems	\$2,730,756			
F10 - Special Construction	\$27,880			
F20 - Selective Demolition				
General Conditions	\$1,438,583			
E10 - Equipment installed by contractor	\$87,263			
E20 - Furnishings installed by contractor	\$663,477			
Contractor's Overhead and Profit	\$1,492,970			

15.8% lost buying power Dec-17 to Jun-22	\$2,925,005		
Insert Row Here			
Sub TOTAL	\$22,119,463	1.1182	\$24,733,984

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$24,679,065		\$27,440,508
	\$595		\$661 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,233,953		
Other			
Insert Row Here			
Sub TOTAL	\$1,233,953	1.1182	\$1,379,807

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1182	\$0

9) Sales Tax			
Sub TOTAL	\$2,669,041		\$2,968,492

CONSTRUCTION CONTRACTS TOTAL	\$28,582,059		\$31,788,807
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$631,091			
E20 - Furnishings	\$631,091			
F10 - Special Construction				
Interior /Exterior Signage	\$54,842			
Nursing Sim/Music Studio/Performance Equipment	\$623,487			
Insert Row Here				
Sub TOTAL	\$1,940,511	1.1182	\$2,169,880	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1182	\$0	
3) Sales Tax				
Sub TOTAL	\$199,873		\$223,498	
EQUIPMENT TOTAL				
	\$2,140,384		\$2,393,378	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$212,624				0.5% of total project cost for new and renewal construction
reduce for local funding	-\$6,385				
Insert Row Here					
ARTWORK TOTAL	\$206,239		NA	\$206,239	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$354,830				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$354,830</i>				
PROJECT MANAGEMENT TOTAL	\$354,830		1.1182	\$396,771	

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	\$10,138				
LEED Registration / Certification fees	\$7,604				
Permit Review Fees	\$22,811				
Tree Mitigation Fees	\$22,811				
City of Shoreline Transportation Impact Fees	\$228,105				
City of Shoreline Greenwood Roundabout	\$1,538,143				7/15/19 City estimate of college requirement including sales tax
City of Shoreline Greenwood Light	\$1,366,732				7/15/19 City estimate of college requirement including sales tax
Insert Row Here					
OTHER COSTS TOTAL	\$3,196,344		1.0574	\$3,379,815	

Green cells must be filled in by user

C-100(2022)
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: Shoreline: STE(A)M Education Center

OFM project number: 40000214 **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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>March 2022</i>	<i>September 2022</i>
Nursing	Nursing	Nursing	Nursing
Math	Math	Math	Math
Music	Music	Music	Music
Music Technology	Music Technology	Music Technology	Music Technology
General Purpose Classrooms	General Purpose Classrooms	General Purpose Classrooms	General Purpose Classrooms

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:54AM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 15

Project Summary

Replace 48,795 gross square feet (GSF) in the three oldest building on campus with a single new 46,267 GSF facility.

Project Description

The following 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.

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.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:54AM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

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 walls and could collapse in a seismic 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 54,799 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 a fire could render them permanently

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:54AM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

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.

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 C 100]

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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:54AM

Project Number: 40000106

Project Title: Lower Columbia: Center for Vocational and Transitional Studies

Description

Puget Sound.

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. [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) Use natural gas instead of electricity for heating
- c) Post occupancy commissioning
- 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

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

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. The school's demographics are nearly the same. However, nearly half of the students enrolled at LCC (46%) need financial aid and nearly the same percentage of the student body have dependents. In addition, one-third of the student body enroll in transition studies such as Adult Basic Education, English as a 2nd Language and I-Best which are typically programs aimed to support underrepresented populations.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

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

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

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:54AM

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	42,728,000		143,734	3,062,266	39,522,000
	Total	42,728,000	0	143,734	3,062,266	39,522,000

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Lower Columbia Community College
Project Name	The Center for Vocational & Transitional Studies
OFM Project Number	40000106

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	46,267	MACC per Gross Square Foot	\$625
Usable Square Feet	32,590	Escalated MACC per Gross Square Foot	\$691
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.77%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.10%	Location Used for Tax Rate	1600 Maple St, Longview, WA 98632
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	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	August-23
Construction Start	September-23	Construction End	September-25
Construction Duration	24 Months		

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Project Cost Estimate

Total Project	\$38,863,499	Total Project Escalated	\$42,728,264
		Rounded Escalated Total	\$42,728,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$220,836		
Design Phase Services	\$1,417,545		
Extra Services	\$1,249,672		
Other Services	\$1,092,394		
Design Services Contingency	\$199,022		
Consultant Services Subtotal	\$4,179,469	Consultant Services Subtotal Escalated	\$4,390,982

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,900,790	Maximum Allowable Construction Cost (MACC) Escalated	\$31,947,795
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,445,039		\$1,609,485
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,458,012	Sales Tax Escalated	\$2,718,140
Construction Subtotal	\$32,803,841	Construction Subtotal Escalated	\$36,275,420

Equipment			
Equipment	\$1,387,036		
Sales Tax	\$112,350		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,499,386	Equipment Subtotal Escalated	\$1,670,017

Artwork			
Artwork Subtotal	\$201,847	Artwork Subtotal Escalated	\$201,847

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$178,956	Other Costs Subtotal Escalated	\$189,998

Project Cost Estimate

Total Project

\$38,863,499

Total Project Escalated

\$42,728,264

Rounded Escalated Total

\$42,728,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,390,982	\$3,012,053	\$1,378,929		\$0
Construction					
Construction Subtotal	\$36,275,420	\$0	\$36,275,420		\$0
Equipment					
Equipment Subtotal	\$1,670,017	\$0	\$1,670,017		\$0
Artwork					
Artwork Subtotal	\$201,847	\$20,184	\$181,663		\$0
Agency Project Administration					
Project Administration Subtotal	\$0	\$0	\$0		\$0
Other Costs					
Other Costs Subtotal	\$189,998	\$174,061	\$15,937		\$0
Project Cost Estimate					
Total Project	\$42,728,264	\$3,206,298	\$39,521,966	\$0	\$0
	\$42,728,000	\$3,206,000	\$39,522,000	\$0	\$0
	Percentage requested as a new appropriation		92%		

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 project.

Insert Row Here

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

The predesign is complete and approved and the design phase is underway.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$220,836			
Other				
Insert Row Here				
Sub TOTAL	\$220,836	1.0000	\$220,836	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,417,545			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,417,545	1.0242	\$1,451,850	Escalated to Mid-Design
3) Extra Services				
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			
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				
Sub TOTAL	\$1,249,672	1.0242	\$1,279,915	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$636,868			31% of A/E Basic Services
HVAC Balancing				
Staffing				
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				
Sub TOTAL	\$1,092,394	1.1138	\$1,216,709	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$199,022			
Other				
Insert Row Here				
Sub TOTAL	\$199,022	1.1138	\$221,672	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,179,469		\$4,390,982	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$657,159			
G20 - Site Improvements	\$1,220,324			
G30 - Site Mechanical Utilities	\$558,848			
G40 - Site Electrical Utilities	\$304,860			
G60 - Other Site Construction				
Contractor's Overhead and Profit	\$556,243			
General Conditions	\$329,744			
Subcontractor bonds 1%	\$253,903			
15.8% lost buying power Dec-17 to Jun-22	\$762,012			based on previous request
Insert Row Here				
Sub TOTAL	\$4,643,093	1.0617	\$4,929,572	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Insert Row Here				
Sub TOTAL	\$0	1.0617	\$0	
3) Facility Construction				
A10 - Foundations	\$1,315,216			
A20 - Basement Construction				
B10 - Superstructure	\$2,593,723			
B20 - Exterior Closure	\$5,118,733			
B30 - Roofing	\$801,461			
C10 - Interior Construction	\$1,150,155			
C20 - Stairs	\$171,679			
C30 - Interior Finishes	\$838,182			
D10 - Conveying	\$176,365			
D20 - Plumbing Systems	\$606,163			
D30 - HVAC Systems	\$3,237,273			
D40 - Fire Protection Systems	\$303,082			
D50 - Electrical Systems	\$2,290,347			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,889,255			
E10 - Equipment	\$52,053			
E20 - Fixed Furnishings	\$238,114			

Contractor's Overhead and Profit	\$1,454,726		
15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	\$2,021,170		based on previous request
Insert Row Here			
Sub TOTAL	\$24,257,697	1.1138	\$27,018,223

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$28,900,790		\$31,947,795
	\$625		\$691 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,445,039		
Other			
Insert Row Here			
Sub TOTAL	\$1,445,039	1.1138	\$1,609,485

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1138	\$0

9) Sales Tax			
Sub TOTAL	\$2,458,012		\$2,718,140

CONSTRUCTION CONTRACTS TOTAL	\$32,803,841		\$36,275,420
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$788,707				
E20 - Furnishings	\$598,329				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$1,387,036		1.1138	\$1,544,881	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1138	\$0	
3) Sales Tax					
Sub TOTAL	\$112,350			\$125,136	
EQUIPMENT TOTAL					
	\$1,499,386			\$1,670,017	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$212,632				0.5% of total project cost for new and renewal construction
reduce for loca funds	-\$10,785				
Insert Row Here					
ARTWORK TOTAL	\$201,847		NA	\$201,847	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1138	\$0	

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					
LEED Registration / Certification fees	\$4,895				
Permit Review Fees	\$174,061				
Insert Row Here					
OTHER COSTS TOTAL	\$178,956		1.0617	\$189,998	

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C-100(2022)
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: 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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>TBD</i>	TBD
Machine Trades	Machine Trades		
Manufacturing	Manufacturing		
Welding	Welding		
Information Technology	Information Technology		
Transitional Studies	Transitional Studies		

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:46PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 16

Project Summary

The project will replace a 37,170 gross square feet (GSF) building with a new 58,668 GSF facility.

Project Description

The following 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.

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 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.

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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

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Date Run: 8/25/2022 1:46PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

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), Music, Multimedia, and Innovation Center programs. The facility will allow for program flexibility, adaptability, multiuse, collaboration, as well as interdisciplinary learning.

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 to be 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, removal of 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.

699 - Community and Technical College System Capital Project Request

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Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

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 11.5 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 the number one campus priority. The building's life expectancy was deemed less than five years when the master plan was written in 2012. Now, in 2022, the building is past due for replacement. Replacement of the P Building encompasses each goal of the Facility Master Plan.

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.

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.

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.

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Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

The availability of flexible spaces will provide opportunities for greater connectivity to the surrounding community and increased student engagement within the arts.

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.

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 C 100]

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. [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) Use natural gas instead of electricity for heating
- 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).

Columbia Basin serves several counties in the south east portion of Washington State enrolling students mostly from

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:46PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Description

Franklin, Benton and Adams counties. The current demographics of the college is 45% non-white or student of color with 45% 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The southeastern counties of Eastern Washington have a large Hispanic/Latino population and Franklin county is no exception with Hispanics making up over 50% of the population. This area is racially diverse. Columbia Basin College serves Franklin and Benton counties and its programs are very important to the local communities. Performing Arts not only teaches students the arts but also showcases these endeavors to the local community by hosting concerts, festivals, and stage productions. For many underrepresented people and for the city of Pasco, this is a valuable expressive and visual arts outlet.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project will expand access and involvement for our under-represented community and has no foreseeable unintended negative consequences. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee’s Executive Order 21-20, and “take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.”

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

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: Pasco

County: Franklin

Legislative District: 016

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	44,505,000				44,505,000
	Total	44,505,000	0	0	0	44,505,000
			Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:46PM

Project Number: 40000108

Project Title: Columbia Basin: Performing Arts Building Replacement

Funding

Total	0	0	0	0
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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	0.5	1.6	1.6	1.6	1.6
001-1	General Fund-State	62,488	187,463	187,463	187,463	187,463
	Total	62,488	187,463	187,463	187,463	187,463

Narrative

21,498 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Mar-26). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Columbia Basin College
Project Name	Performing Arts Building Replacement
OFM Project Number	40000108

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	58,668	MACC per Gross Square Foot	\$477
Usable Square Feet	42,924	Escalated MACC per Gross Square Foot	\$545
Alt Gross Unit of Measure			
Space Efficiency	73.2%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.81%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	2600 N. 20th Ave, Pasco WA 99301
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A08055 (P Building)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	November-22
Design Start	December-22	Design End	January-24
Construction Start	April-24	Construction End	March-26
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$39,191,646	Total Project Escalated	\$44,505,188
		Rounded Escalated Total	\$44,505,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$247,683		
Design Phase Services	\$1,381,565		
Extra Services	\$796,704		
Other Services	\$786,206		
Design Services Contingency	\$160,608		
Consultant Services Subtotal	\$3,372,766	Consultant Services Subtotal Escalated	\$3,627,698

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,001,797	Maximum Allowable Construction Cost (MACC) Escalated	\$31,973,263
DB-Progressive Risk Contingencies	\$0		\$0
DB-Progressive Management	\$0		\$0
Owner Construction Contingency	\$1,400,090		\$1,603,243
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,557,964	Sales Tax Escalated	\$2,921,156
Construction Subtotal	\$31,959,851	Construction Subtotal Escalated	\$36,497,662

Equipment			
Equipment	\$3,215,211		
Sales Tax	\$279,723		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,494,934	Equipment Subtotal Escalated	\$4,002,051

Artwork			
Artwork Subtotal	\$221,419	Artwork Subtotal Escalated	\$221,419

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$142,675	Other Costs Subtotal Escalated	\$156,358

Project Cost Estimate			
Total Project	\$39,191,646	Total Project Escalated	\$44,505,188
		Rounded Escalated Total	\$44,505,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,627,698		\$3,627,698		\$0
Construction					
Construction Subtotal	\$36,497,662		\$36,497,662		\$0
Equipment					
Equipment Subtotal	\$4,002,051		\$4,002,051		\$0
Artwork					
Artwork Subtotal	\$221,419		\$221,419		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$156,358		\$156,358		\$0
Project Cost Estimate					
Total Project	\$44,505,188	\$0	\$44,505,188	\$0	\$0
	\$44,505,000	\$0	\$44,505,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

There are no future appropriations needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$219,148			
Mitigation Planning DAHP	\$28,535			
Insert Row Here				
Sub TOTAL	\$247,683	1.0243	\$253,702	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,381,565			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,381,565	1.0512	\$1,452,302	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$74,192			
Geotechnical Investigation	\$13,697			
Commissioning	\$17,122			
Site Survey	\$17,122			
Testing	\$28,535			
LEED Services	\$102,726			
Voice/Data Consultant	\$20,545			
Value Engineering	\$68,484			
Constructability Review	\$102,726			
Environmental Mitigation (EIS)				
Landscape Consultant	\$17,122			
Renderings/Presentations	\$51,363			
Acoustical Consultant	\$51,363			
Cost Consultant	\$57,071			
Lighting and A/V Consultant	\$43,374			
Theatre Design Consultant	\$45,656			
Energy Conservation Model (ELCCA)	\$57,071			
Interior Design	\$28,535			
Insert Row Here				
Sub TOTAL	\$796,704	1.0512	\$837,496	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$620,703			31% of A/E Basic Services
HVAC Balancing	\$51,363			
Staffing				
Commissioning	\$68,484			
Testing	\$45,656			
Insert Row Here				
Sub TOTAL	\$786,206	1.1451	\$900,285	Escalated to Mid-Const.

5) Design Services Contingency				
Design Services Contingency	\$160,608			
Other				
Insert Row Here				
Sub TOTAL	\$160,608	1.1451	\$183,913	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL				
	\$3,372,766		\$3,627,698	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$357,414			
G20 - Site Improvements	\$590,111			
G30 - Site Mechanical Utilities	\$395,426			
G40 - Site Electrical Utilities	\$188,707			
G60 - Other Site Construction				
15.8% lost buying power Dec-17 to Jun-22	\$242,002			
Insert Row Here				
Sub TOTAL	\$1,773,660	1.0959	\$1,943,754	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$76,045			
15.8% lost buying power Dec-17 to Jun-22	\$12,016			
Insert Row Here				
Sub TOTAL	\$88,061	1.0959	\$96,507	
3) Facility Construction				
A10 - Foundations	\$642,848			
A20 - Basement Construction				
B10 - Superstructure	\$2,018,940			
B20 - Exterior Closure	\$2,758,883			
B30 - Roofing	\$636,150			
C10 - Interior Construction	\$3,096,377			
C20 - Stairs	\$217,631			
C30 - Interior Finishes	\$1,787,918			
D10 - Conveying	\$133,927			
D20 - Plumbing Systems	\$1,104,892			
D30 - HVAC Systems	\$3,492,129			
D40 - Fire Protection Systems	\$542,402			
D50 - Electrical Systems	\$3,783,418			
F10 - Special Construction				
F20 - Selective Demolition	\$1,103,064			
General Conditions	\$1,254,889			
15.8% lost buying power Dec-17 to Jun-22	\$3,566,608			
Insert Row Here				
Sub TOTAL	\$26,140,076	1.1451	\$29,933,002	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$28,001,797**
\$477

\$31,973,263

\$545 per GSF

5) GCCM Risk Contingency

GCCM Risk Contingency

Other

Insert Row Here

Sub TOTAL \$0

1.1451

\$0

6) GCCM or Design Build Costs

GCCM Fee

Bid General Conditions

GCCM Preconstruction Services

Other

Insert Row Here

Sub TOTAL \$0

1.1451

\$0

7) Owner Construction Contingency

Allowance for Change Orders \$1,400,090

Other

Insert Row Here

Sub TOTAL \$1,400,090

1.1451

\$1,603,243

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.1451

\$0

9) Sales Tax

Sub TOTAL \$2,557,964

\$2,921,156

CONSTRUCTION CONTRACTS TOTAL \$31,959,851

\$36,497,662

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$1,640,597				
E20 - Furnishings	\$1,078,107				
F10 - Special Construction					
A/V Systems and Equipment	\$142,675				
Theatre Stage Equipment	\$353,832				
Insert Row Here					
Sub TOTAL	\$3,215,211		1.1451	\$3,681,739	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1451	\$0	
3) Sales Tax					
Sub TOTAL	\$279,723			\$320,312	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$3,494,934			\$4,002,051	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$221,419				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$221,419		NA	\$221,419	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1451	\$0	

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	\$142,675				
Other					
Insert Row Here					
OTHER COSTS TOTAL	\$142,675		1.0959	\$156,358	

Green cells must be filled in by user

C-100(2022)
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:

College Proposal	Design-Build funding request	Predesign to OFM	Construction-phase Reappropriation
<i>December 2017</i>	<i>September 2021</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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:53PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 21

Project Summary

Replace a 11,558 gross square feet (GSF) building with a new 21,500 GSF facility on the Bellingham campus.

Project Description

The following 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.

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 is also developing additional baccalaureate degree offerings which will provide a pathway 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 needed in these labs and classrooms has changed since Building J was built in 1977.

The 40 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.
- 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.

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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:53PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

proposal section 1.2]

The project will replace a 11,558 gross square feet (GSF) building with a new 21,500 GSF facility on the Bellingham 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, 40 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 also 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 478 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 Campus Master Plan, led the College to focus on other options.

Option 2 - Renovate Portions of Building B (on-site)

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:53PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

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 323. 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 would not be easily supported in other campus labs. The College rejected this option as it represents a Mid-Term Master Plan goal, not a Near-Term, and since it would undermine the building's successful support other departments.

Option 3 - Smaller Replacement Program at Building J Site

A one-story, 15,180 s.f. plan of six labs, two classrooms and smaller support spaces was developed for the existing Building J location. This studied 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 at \$7,609,192 with similar infrastructure scope as the proposed scheme, but were found to be in excess of 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 needs identified in the 2014 Master Plan or Strategic Goals and Initiatives. 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 project will support an additional 105 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]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

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Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

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 proposed replacement of Building J is directly tied to BTC's 2014 Institutional Master Plan (IMP) goals:

- The Engineering Technology Center is identified in the IMP as 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 IMP, 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 IMP 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 C 100]

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. [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) Better solar orientation for optimizing daylighting and minimizing solar heat -gain

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:53PM

Project Number: 4000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Description

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 Tech currently has a student enrollment of around 23% Students of Color. The largest population of Students of Color on campus are 14% Hispanic and 8 % Multiracial students. The share of Students of Color is similar to the City of Bellingham and slightly higher than Whatcom County. Technology, computer science and engineering are some the fastest growing fields and the most in-demand areas of study nationwide. Bellingham Tech's current J building is too small, too inefficient and too outdated for these tech programs. Replacing J building will benefit all students including the underrepresented student body and prospective students.
 Bellingham Tech currently has over 250 students per quarter registered with the Accessibility Resources Office and are qualified to use accommodations on campus. The current J building technology infrastructure and layout is not as flexible or adaptive as a new building to provide increased opportunities to integrate accessibility resources and accommodations for student success. A new Engineering Technology building will provide more equitable access for Students with Disabilities and students benefitting from accommodations.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).
 This project will address the demand for more Engineering and Operations Management baccalaureate programs. It will increase enrollment for Students of Color and assist in recruiting additional Students of Color from community high schools and neighboring higher education institutions.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).
 This project expands access and involvement for our under-represented community and has no foreseeable unintended consequences. However, should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

County: Whatcom

Legislative District: 042

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Expenditures

2023-25 Fiscal Period

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:53PM

Project Number: 40000256

Project Title: Bellingham: Engineering Technology Center - Bldg J Replacement

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	17,359,000				17,359,000
	Total	17,359,000	0	0	0	17,359,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>
FTE	Full Time Employee	0.7	0.7	0.7	0.7	0.7
001-1	General Fund-State	86,694	86,694	86,694	86,694	86,694
	Total	86,694	86,694	86,694	86,694	86,694

Narrative

9,942 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jul-24). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Bellingham Technical College
Project Name	Engineering Technology Center
OFM Project Number	40000256 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	21,500	MACC per Gross Square Foot	\$484
Usable Square Feet	14,900	Escalated MACC per Gross Square Foot	\$540
Alt Gross Unit of Measure			
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.94%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DB-Criteria	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	February-24
Design Start	March-24	Design End	June-25
Construction Start	March-24	Construction End	June-25
Construction Duration	15 Months		

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Project Cost Estimate

Total Project	\$14,752,807	Total Project Escalated	\$16,479,656
		Rounded Escalated Total	\$16,480,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$180,127		
Design Phase Services	\$598,079		
Extra Services	\$446,520		
Other Services	\$400,261		
Design Services Contingency	\$81,249		
Consultant Services Subtotal	\$1,706,237	Consultant Services Subtotal Escalated	\$1,905,727

Construction			
Maximum Allowable Construction Cost (MACC)	\$10,396,804	Maximum Allowable Construction Cost (MACC) Escalated	\$11,619,519
DB-Criteria Risk Contingencies	\$0		\$0
DB-Criteria Management	\$0		\$0
Owner Construction Contingency	\$519,840		\$582,429
Non-Taxable Items	\$0		\$0
Sales Tax	\$960,665	Sales Tax Escalated	\$1,073,771
Construction Subtotal	\$11,877,309	Construction Subtotal Escalated	\$13,275,719

Equipment			
Equipment	\$691,823		
Sales Tax	\$60,880		
Non-Taxable Items	\$0		
Equipment Subtotal	\$752,703	Equipment Subtotal Escalated	\$843,330

Artwork			
Artwork Subtotal	\$81,988	Artwork Subtotal Escalated	\$81,988

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$275,126		
Project Administration Subtotal	\$275,126	Project Administration Subtotal Escalated	\$308,252

Other Costs			
Other Costs Subtotal	\$59,443	Other Costs Subtotal Escalated	\$64,639

Project Cost Estimate

Total Project	\$14,752,807	Total Project Escalated	\$16,479,656
		Rounded Escalated Total	\$16,480,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$1,905,727		\$1,905,727		\$0
Construction					
Construction Subtotal	\$13,275,719		\$13,275,719		\$0
Equipment					
Equipment Subtotal	\$843,330		\$843,330		\$0
Artwork					
Artwork Subtotal	\$81,988		\$81,988		\$0
Agency Project Administration					
Project Administration Subtotal	\$308,252		\$308,252		\$0
Other Costs					
Other Costs Subtotal	\$64,639		\$64,639		\$0
Project Cost Estimate					
Total Project	\$16,479,656	\$0	\$16,479,655	\$0	\$1
	\$16,480,000	\$0	\$16,480,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$180,127			
Other				
Insert Row Here				
Sub TOTAL	\$180,127	1.0874	\$195,871	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$598,079			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$598,079	1.1204	\$670,089	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$446,520	1.1204	\$500,282	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$268,702			31% of A/E Basic Services
HVAC Balancing	\$17,159			
Staffing				
Enhanced CA	\$114,400			
Insert Row Here				
Sub TOTAL	\$400,261	1.1204	\$448,453	Escalated to Mid-Const.
5) Design Services Contingency				

Design Services Contingency	\$81,249			
Other				
Insert Row Here				
Sub TOTAL	\$81,249	1.1204	\$91,032	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,706,237		\$1,905,727	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$180,778				
G20 - Site Improvements	\$103,302				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
General Conditions on sitework	\$189,817				
Contractor OH & P	\$194,337				
15.8% lost buying power Dec-17 to Jun-22	\$105,581				
Insert Row Here					
Sub TOTAL	\$773,815		1.0874	\$841,447	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Demo Building J	\$92,251				
15.8% lost buying power Dec-17 to Jun-22	\$14,576				
Insert Row Here					
Sub TOTAL	\$106,827		1.0874	\$116,164	
3) Facility Construction					
A10 - Foundations	\$304,003				
A20 - Basement Construction					
B10 - Superstructure	\$621,081				
B20 - Exterior Closure	\$1,384,129				
B30 - Roofing	\$284,079				
C10 - Interior Construction	\$552,665				
C20 - Stairs	\$41,184				
C30 - Interior Finishes	\$577,999				
D10 - Conveying	\$102,958				
D20 - Plumbing Systems	\$209,064				
D30 - HVAC Systems	\$1,140,551				
D40 - Fire Protection Systems	\$73,788				
D50 - Electrical Systems	\$1,033,017				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$880,867				
Building Related Site/Yard Improvements	\$15,270				
E10 Built In Equipment	\$322,890				

E20 Built In Furnishings	\$127,218			
General Contractor OH&P	\$546,994			
15.8% lost buying power Dec-17 to Jun-22	\$1,298,405			
Insert Row Here				
Sub TOTAL	\$9,516,162	1.1204	\$10,661,908	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$10,396,804		\$11,619,519	
	\$484		\$540 per GSF	
5) GCCM Risk Contingency				
GCCM Risk Contingency				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1204	\$0	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1204	\$0	
7) Owner Construction Contingency				
Allowance for Change Orders	\$519,840			
Other				
Insert Row Here				
Sub TOTAL	\$519,840	1.1204	\$582,429	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1204	\$0	
9) Sales Tax				
Sub TOTAL	\$960,665		\$1,073,771	
CONSTRUCTION CONTRACTS TOTAL	\$11,877,309		\$13,275,719	

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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$161,249			
E20 - Furnishings	\$390,046			
F10 - Special Construction				
Technology for 9 Instructional Spaces	\$140,528			
Insert Row Here				
Sub TOTAL	\$691,823	1.1204	\$775,119	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1204	\$0	
3) Sales Tax				
Sub TOTAL	\$60,880		\$68,211	
EQUIPMENT TOTAL				
	\$752,703		\$843,330	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$81,988				
Other					
Insert Row Here					
ARTWORK TOTAL	\$81,988		NA	\$81,988	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
BTC Project Management	\$275,126				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$275,126</i>				
PROJECT MANAGEMENT TOTAL	\$275,126		1.1204	\$308,252	

Green cells must be filled in by user

Cost Estimate Details

Other Costs

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
Mitigation Costs		1.0874	\$64,639	
Hazardous Material Remediation/Removal	\$59,443			
Historic and Archeological Mitigation				
Other				
Insert Row Here				
OTHER COSTS TOTAL	\$59,443			

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C-100(2022)
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

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bellingham Technical College
Project Name	Engineering Technology Center
OFM Project Number	40000256 Infrastructure only (see separate C100 for Building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	21,500	MACC per Gross Square Foot	\$30
Usable Square Feet	14,900	Escalated MACC per Gross Square Foot	\$32
Alt Gross Unit of Measure			
Space Efficiency	69.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.63%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DB-Criteria	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave, Bellingham, WA 98225
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A03143 (J bldg)
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	February-24
Design Start	March-24	Design End	June-25
Construction Start	March-24	Construction End	June-25
Construction Duration	15 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$805,707	Total Project Escalated	\$879,400
		Rounded Escalated Total	\$879,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$48,885		
Extra Services	\$1,721		
Other Services	\$21,963		
Design Services Contingency	\$3,628		
Consultant Services Subtotal	\$76,197		

Construction			
Maximum Allowable Construction Cost (MACC)	\$634,747	Maximum Allowable Construction Cost (MACC) Escalated	\$690,224
DB-Criteria Risk Contingencies	\$0		\$0
DB-Criteria Management	\$0		\$0
Owner Construction Contingency	\$31,737		\$35,559
Non-Taxable Items	\$0		\$0
Sales Tax	\$58,651	Sales Tax Escalated	\$63,869
Construction Subtotal	\$725,135	Construction Subtotal Escalated	\$789,652

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

Artwork			
Artwork Subtotal	\$4,375	Artwork Subtotal Escalated	\$4,375

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0		

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

Project Cost Estimate

Total Project	\$805,707	Total Project Escalated	\$879,400
		Rounded Escalated Total	\$879,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$85,373		\$85,373		\$0
Construction					
Construction Subtotal	\$789,652		\$789,652		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$4,375		\$4,375		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$879,400	\$0	\$879,400	\$0	\$0
	\$879,000	\$0	\$879,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0874	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$48,885			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$48,885	1.1204	\$54,771	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Reimbursables	\$1,721			
Insert Row Here				
Sub TOTAL	\$1,721	1.1204	\$1,929	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$21,963			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$21,963	1.1204	\$24,607	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$3,628			
Other				
Insert Row Here				
Sub TOTAL	\$3,628	1.1204	\$4,066	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$76,197		\$85,373

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements	\$103,545			
G30 - Site Mechanical Utilities	\$203,477			
G40 - Site Electrical Utilities	\$156,520			
G60 - Other Site Construction				
General Conditions on Infrastructure	\$46,356			
Contractor OH & P	\$38,243			
15.8% lost buying power Dec-17 to Jun-22	\$86,606			
Insert Row Here				
Sub TOTAL	\$634,747	1.0874	\$690,224	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0874	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.1204	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$634,747**
\$30

\$690,224
\$32 per GSF

5) GCCM Risk Contingency

GCCM Risk Contingency			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1204	\$0

6) GCCM or Design Build Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1204	\$0

7) Owner Construction Contingency

Allowance for Change Orders	\$31,737		
Other			
Insert Row Here			
Sub TOTAL	\$31,737	1.1204	\$35,559

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1204	\$0

9) Sales Tax

Sub TOTAL **\$58,651**

\$63,869

CONSTRUCTION CONTRACTS TOTAL	\$725,135		\$789,652
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Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1204	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1204	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$4,375				
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,375		NA	\$4,375	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1204	\$0	

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					
OTHER COSTS TOTAL	\$0		1.0874	\$0	

Green cells must be filled in by user

C-100(2022)
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 - Engineering Technology Center - Bldg J Replacement

OFM project number: 40000256 **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:

College Proposal	Design-Build funding request	Predesign to OFM	Construction Reappropriation
<i>December 2017</i>	<i>September 2021</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)		

SBCTC program updates for major projects included in a capital budget request

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 ¹		

¹ BASOPs currently fully online

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:45AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 22

Project Summary

Replace 17,430 gross square feet (GSF) in six buildings with a new 18,420 GSF facility.

Project Description

The following 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.

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 child care. 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 located 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:45AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

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.

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]

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*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:45AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

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 in order to build enrollment
- ? Complete Facilities Master Plan in order 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 C 100]

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. [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) Use natural gas instead of electricity for heating
- c) Post occupancy commissioning
- d) Coordination of room scheduling with HVAC controls
- e) Roofing materials with high solar reflectance and reliability
- f) Orient building for natural light and reduced heating and cooling loads
- g) Landscaping to 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).

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

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Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Description

distributed to communities that need it).

Centralia College primarily serves Lewis County and the southern part of Thurston County. The demographics of Lewis County is nearly 85% white with people of color making up around 15%. Centralia College is slightly more diverse with students of color making up roughly 20% of the student body. Lewis County does have a lower median household income than most counties in the state which supports the need to contribute to its local K -12 community by injecting quality teaching graduates into the local school systems.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Outside of adding a new, more sustainable and efficient facility, the main objective of this proposal is to reduce barriers to students wanting to participate in the BAS -TE program. These types of graduates add so much to the local community and have such a tremendous impact on the future by teaching the next generation. The consequence of not doing this project will not cancel the program, but it will limit enrollment, it will turn away prospective students because of the lack of space leaving barriers in place instead of removing them.

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

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: Centralia

County: Lewis

Legislative District: 020

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	12,769,000		140,841	2,127,159	10,501,000
147-6	HE Plant Accounts-Non-Appropriate	1,000,000				1,000,000
	Total	13,769,000	0	140,841	2,127,159	11,501,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	0	0	0	0

Operating Impacts

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:45AM

Project Number: 40000109

Project Title: Centralia: Teacher Education and Family Development Center

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>
FTE	Full Time Employee		0.1	0.1	0.1	0.1
001-1	General Fund-State	719	8,633	8,633	8,633	8,633
	Total	719	8,633	8,633	8,633	8,633

Narrative

990 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jun-24). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	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	djennings@sbctc.edu

Statistics

Gross Square Feet	18,420	MACC per Gross Square Foot	\$481
Usable Square Feet	15,180	Escalated MACC per Gross Square Foot	\$516
Alt Gross Unit of Measure			
Space Efficiency	82.4%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	8.12%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	600 Centralia College Blvd, Centralia, WA 98531
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A03193 (217 Iron), A04011 (CDC), A04649 (FAM), A08717 (HFL), A02548 (CEN)
Project Administered By	DES		

Schedule

Predesign Start	July-21	Predesign End	December-21
Design Start	January-22	Design End	December-22
Construction Start	July-23	Construction End	June-24
Construction Duration	11 Months		

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Project Cost Estimate

Total Project	\$12,979,784	Total Project Escalated	\$13,769,431
		Rounded Escalated Total	\$13,769,000

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$1,105,142	Acquisition Subtotal Escalated	\$1,105,142

Consultant Services			
Predesign Services	\$135,724		
Design Phase Services	\$520,889		
Extra Services	\$489,367		
Other Services	\$234,023		
Design Services Contingency	\$69,000		
Consultant Services Subtotal	\$1,449,003	Consultant Services Subtotal Escalated	\$1,474,338

Construction			
Maximum Allowable Construction Cost (MACC)	\$8,854,232	Maximum Allowable Construction Cost (MACC) Escalated	\$9,505,267
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$442,712		\$476,624
Non-Taxable Items	\$0		\$0
Sales Tax	\$762,349	Sales Tax Escalated	\$818,515
Construction Subtotal	\$10,059,293	Construction Subtotal Escalated	\$10,800,406

Equipment			
Equipment	\$179,034		
Sales Tax	\$14,681		
Non-Taxable Items	\$0		
Equipment Subtotal	\$193,715	Equipment Subtotal Escalated	\$208,555

Artwork			
Artwork Subtotal	\$63,530	Artwork Subtotal Escalated	\$63,530

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$109,102		
Project Administration Subtotal	\$109,102	Project Administration Subtotal Escalated	\$117,460

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

Project Cost Estimate

Total Project

\$12,979,784

Total Project Escalated

\$13,769,431

Rounded Escalated Total

\$13,769,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$1,105,142	\$1,105,142	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$1,474,338	\$1,156,505	\$1,474,338		-\$1,156,505
Construction					
Construction Subtotal	\$10,800,406		\$10,800,406		\$0
Equipment					
Equipment Subtotal	\$208,555		\$208,555		\$0
Artwork					
Artwork Subtotal	\$63,530	\$6,353	\$57,177		\$0
Agency Project Administration					
Project Administration Subtotal	\$117,460		\$117,460		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	<u>\$13,769,431</u>	<u>\$2,268,000</u>	<u>\$12,657,936</u>	<u>\$0</u>	<u>-\$1,156,505</u>
	<u>\$13,769,000</u>	<u>\$2,268,000</u>	<u>\$12,658,000</u>	<u>\$0</u>	<u>-\$1,157,000</u>
			<u>92%</u>		
Percentage requested as a new appropriation					

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

The requested appropriation will be used for the construction phase of this project.

Insert Row Here

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

To date, the predesign is complete and approved by OFM. Next, the college will secure the remaining property and continue with design.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$1,105,142		NA	\$1,105,142	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$135,724			
Other				
Insert Row Here				
Sub TOTAL	\$135,724	1.0000	\$135,724	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$520,889			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$520,889	1.0021	\$521,984	Escalated to Mid-Design
3) Extra Services				
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				
Sub TOTAL	\$489,367	1.0021	\$490,395	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$234,023			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$234,023	1.0766	\$251,949	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$69,000			

Other				
Insert Row Here				
Sub TOTAL	\$69,000	1.0766	\$74,286	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,449,003		\$1,474,338	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$243,669			
G20 - Site Improvements	\$297,858			
G30 - Site Mechanical Utilities	\$292,618			
G40 - Site Electrical Utilities	\$186,657			
G60 - Other Site Construction	\$136,651			
Insert Row Here				
Sub TOTAL	\$1,157,453	1.0531	\$1,218,914	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	
3) Facility Construction				
A10 - Foundations	\$306,176			
A20 - Basement Construction				
B10 - Superstructure	\$579,918			
B20 - Exterior Closure	\$725,926			
B30 - Roofing	\$427,599			
C10 - Interior Construction	\$373,385			
C20 - Stairs				
C30 - Interior Finishes	\$686,827			
D10 - Conveying				
D20 - Plumbing Systems	\$387,343			
D30 - HVAC Systems	\$1,031,604			
D40 - Fire Protection Systems	\$127,475			
D50 - Electrical Systems	\$1,213,265			
F10 - Special Construction				
F20 - Selective Demolition	\$117,711			
General Conditions	\$713,468			
E10 - Equipment installed by contractor	\$274,686			
E20 - Furnishings installed by contractor	\$406,142			

15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	\$325,254		
Insert Row Here			
Sub TOTAL	\$7,696,779	1.0766	\$8,286,353

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$8,854,232		\$9,505,267
	\$481		\$516 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$442,712		
Other			
Insert Row Here			
Sub TOTAL	\$442,712	1.0766	\$476,624

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0766	\$0

9) Sales Tax			
Sub TOTAL	\$762,349		\$818,515

CONSTRUCTION CONTRACTS TOTAL	\$10,059,293		\$10,800,406
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$89,517				
E20 - Furnishings	\$89,517				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$179,034		1.0766	\$192,749	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0766	\$0	
3) Sales Tax					
Sub TOTAL	\$14,681			\$15,806	
EQUIPMENT TOTAL					
	\$193,715			\$208,555	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$68,530				
Reduce for \$1,000,000 in local funds	-\$5,000				
Insert Row Here					
ARTWORK TOTAL	\$63,530		NA	\$63,530	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Coordination	\$109,102				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$109,102</i>				
PROJECT MANAGEMENT TOTAL	\$109,102		1.0766	\$117,460	

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					
OTHER COSTS TOTAL	\$0		1.0531	\$0	

Green cells must be filled in by user

C-100(2022)
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:

College Proposal	Design-phase funding request	Pre-design to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>May 2022</i>	<i>TBD</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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:05AM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 23

Project Summary

Replace 46,565 gross square feet (GSF) in four building with a single new 59,683 GSF facility.

Project Description

The following 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.

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 137-140 SF 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:05AM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Description

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. (*Programs pending approval by CCS Board of Trustees, September 20, 2022)

- 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.

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Description

- 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.

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 SCC Campus Master Plan identifies four planning principles that are addressed by the proposed Apprenticeship Building:

Principle: Look for synergies when locating specific departments or programs.

The proposed Apprenticeship Building locates training for 12 or more different construction trades into one facility. The

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Description

programs use shared classrooms and outdoor space for training projects. Students will share common space and study areas, creating opportunities to interact with students they may see on a job site in the future.

Principle: Improves and/or creates student oriented spaces in buildings.

The proposed new facility will contain common areas for informal student interaction. These types of spaces do not exist in the current apprenticeship program facility. It will also create a safer, accessible environment that is tailored to the needs of all students.

Principle: Incorporate campus infrastructure improvements and major repairs with each project.

The existing facility is not connected to the City sewer system. There are areas of suspected contaminated soils left from the previous owner. The proposed project will connect the new facility to the City sewer system and upgrade the nearly 50-year old water service. Contaminated soils will be remediated when encountered. Adequate parking will be provided.

Principle: Provide universal design.

The existing apprenticeship facility was built in the 1950's, before codes required buildings to be accessible to all. Subsequent modifications constructed by apprenticeship program participants do not consistently meet current accessibility standards. The replacement structure will deliver on the goal of universal design.

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 C 100]

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. [See proposal section 7.4.2]

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Project Title: Spokane: Apprenticeship Center

Description

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC system efficiency
- b) Use natural gas instead of electricity for heating
- c) Post occupancy commissioning
- 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

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. Student 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Spokane Community College has a very robust apprenticeship program. It currently offers 23 apprenticeship degrees that are currently scattered among 4 different off-campus locations in buildings that are aged and limited in features and space. This project proposal consolidates these four buildings into one single level building on the main campus. This will greatly enable better access and reduce barriers allowing more student who have historically been excluded from these programs to participate.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The main objective with the Apprenticeship Center is to build upon a strength of the college which is its apprentice program. Labor trends show there will be a 10% increase in demand for skilled labor in the region. This project will put the college in a position to meet this demand with a facility that will be better equipped to accommodate this demand but also provide more opportunities for people of color and low-income students who seek work in the trades and who can earn higher income potential and increase their chance for generational wealth.

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

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: Spokane

County: Spokane

Legislative District: 004

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**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:05AM

Project Number: 40000107

Project Title: Spokane: Apprenticeship Center

Funding						
Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	39,545,000		26,523	3,341,477	36,177,000
	Total	39,545,000	0	26,523	3,341,477	36,177,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.1	1.0	1.0	1.0	1.0
001-1	General Fund-State	9,538	114,389	114,389	114,389	114,389
	Total	9,538	114,389	114,389	114,389	114,389

Narrative

13,118 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jun-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Spokane Community College
Project Name	Apprenticeship Center
OFM Project Number	40000107 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	59,683	MACC per Gross Square Foot	\$474
Usable Square Feet	45,695	Escalated MACC per Gross Square Foot	\$510
Alt Gross Unit of Measure			
Space Efficiency	76.6%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	6.80%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.90%	Location Used for Tax Rate	2110 N Fancher Rd, Spokane Valley WA 99212
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A00226 (apprenticeship west), A10412 (apprenticeship east), A21469 (apprenticeship modules), A25178 (apprenticeship storage)
Project Administered By	DES		

Schedule

Predesign Start	April-22	Predesign End	June-22
Design Start	July-22	Design End	June-23
Construction Start	July-23	Construction End	July-24
Construction Duration	12 Months		

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Project Cost Estimate

Total Project

\$36,867,093

Total Project Escalated

\$39,545,102

Rounded Escalated Total

\$39,545,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$204,080		
Design Phase Services	\$1,392,671		
Extra Services	\$660,006		
Other Services	\$685,541		
Design Services Contingency	\$147,115		
Consultant Services Subtotal	\$3,089,413	Consultant Services Subtotal Escalated	\$3,209,521

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,268,401	Maximum Allowable Construction Cost (MACC) Escalated	\$30,415,142
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,413,420		\$1,524,657
Non-Taxable Items	\$125,291		\$135,152
Sales Tax	\$2,652,833	Sales Tax Escalated	\$2,854,671
Construction Subtotal	\$32,459,945	Construction Subtotal Escalated	\$34,929,622

Equipment			
Equipment	\$739,939		
Sales Tax	\$65,855		
Non-Taxable Items	\$0		
Equipment Subtotal	\$805,794	Equipment Subtotal Escalated	\$869,211

Artwork			
Artwork Subtotal	\$196,742	Artwork Subtotal Escalated	\$196,742

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$315,200		
Project Administration Subtotal	\$315,200	Project Administration Subtotal Escalated	\$340,007

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

Project Cost Estimate

Total Project

\$36,867,093

Total Project Escalated

\$39,545,102

Rounded Escalated Total

\$39,545,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$3,209,521	\$3,089,413	\$120,108		\$0
Construction					
Construction Subtotal	\$34,929,622		\$34,929,622		\$0
Equipment					
Equipment Subtotal	\$869,211		\$869,211		\$0
Artwork					
Artwork Subtotal	\$196,742	\$19,674	\$177,068		\$0
Agency Project Administration					
Project Administration Subtotal	\$340,007	\$258,913	\$81,094		\$0
Other Costs					
Other Costs Subtotal	\$0				\$0
Project Cost Estimate					
Total Project	\$39,545,102	\$3,368,000	\$36,177,103	\$0	-\$1
	\$39,545,000	\$3,368,000	\$36,177,000	\$0	\$0
			91%		
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.

Insert Row Here

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

The predesign was submitted to OFM for review on August 3, 2022. Upon approval, the college will proceed with the design phase.

Insert Row Here

What is planned with a future appropriation?

After construction funding, there are no future appropriations needed to complete 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					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$204,080			
Other				
Insert Row Here				
Sub TOTAL	\$204,080	1.0039	\$204,876	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,392,671			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,392,671	1.0262	\$1,429,160	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$58,000			
Geotechnical Investigation	\$33,812			
Commissioning	\$101,435			
Site Survey	\$13,524			
Testing	\$84,529			
LEED Services	\$77,118			
Voice/Data Consultant	\$41,012			
Value Engineering	\$81,620			
Constructability Review	\$68,456			
Environmental Mitigation (EIS)				
Landscape Consultant	\$30,470			
Other	\$37,580			
Presentation Materials	\$32,450			
Insert Row Here				
Sub TOTAL	\$660,006	1.0262	\$677,299	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$625,693			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Utility Rebate Assistance and Record Documents	\$32,348			
ELCCA	\$27,500			
Insert Row Here				

Insert Row Here				
Sub TOTAL	\$685,541	1.0787	\$739,493	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$147,115			
Other				
Insert Row Here				
Sub TOTAL	\$147,115	1.0787	\$158,693	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL				
	\$3,089,413		\$3,209,521	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$627,823			
G20 - Site Improvements	\$1,111,245			
G30 - Site Mechanical Utilities	\$849,131			
G40 - Site Electrical Utilities	\$258,750			
G60 - Other Site Construction				
Contractor Mark-up (Overhead, Profit, Insurance, P & P Bond and Sub Bonds) at 7%	\$199,286			
Insert Row Here				
Sub TOTAL	\$3,046,235	1.0531	\$3,207,991	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	
3) Facility Construction				
A10 - Foundations	\$918,461			
A20 - Basement Construction				
B10 - Superstructure	\$3,861,641			
B20 - Exterior Closure	\$2,796,438			
B30 - Roofing	\$1,499,050			
C10 - Interior Construction	\$1,302,489			
C20 - Stairs				
C30 - Interior Finishes	\$852,760			
D10 - Conveying				
D20 - Plumbing Systems	\$1,393,800			
D30 - HVAC Systems	\$3,967,500			
D40 - Fire Protection Systems	\$354,039			
D50 - Electrical Systems	\$2,935,829			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$690,000			
Contractor Mark-up (Overhead, Profit, Insurance, P & P Bond and Sub Bonds) at 7%	\$1,440,040			

15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	\$3,210,119		
Insert Row Here			
Sub TOTAL	\$25,222,166	1.0787	\$27,207,151

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$28,268,401		\$30,415,142
	\$474		\$510 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,413,420		
Insert Row Here			
Sub TOTAL	\$1,413,420	1.0787	\$1,524,657

8) Non-Taxable Items			
Building Permit at 0.5%	\$125,291		
Insert Row Here			
Sub TOTAL	\$125,291	1.0787	\$135,152

9) Sales Tax			
Sub TOTAL	\$2,652,833		\$2,854,671

CONSTRUCTION CONTRACTS TOTAL	\$32,459,945		\$34,929,622
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$66,183				
E20 - Furnishings	\$176,760				
F10 - Special Construction					
IT-Telecom / AV Equipment	\$496,996				
Insert Row Here					
Sub TOTAL	\$739,939		1.0787	\$798,173	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0787	\$0	
3) Sales Tax					
Sub TOTAL	\$65,855			\$71,038	
EQUIPMENT TOTAL					
	\$805,794			\$869,211	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$196,742				
Other					
Insert Row Here					
ARTWORK TOTAL	\$196,742		NA	\$196,742	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Facilities Project Management	\$315,200				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$315,200</i>				
PROJECT MANAGEMENT TOTAL	\$315,200		1.0787	\$340,007	

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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					
Insert Row Here					
OTHER COSTS TOTAL	\$0		1.0531	\$0	

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C-100(2022)
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: 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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<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*

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:40PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 24

Project Summary

Replace 26,730 gross square feet (GSF) building with a new 43,200 GSF facility.

Project Description

The following 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.

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]

While at first, co-locating a college library with culinary arts would seem to be a contra -indicated program mixing. Today's students grew up with Barnes & Noble and hanging in Starbucks... In embracing this project which engages both "books & bites", SVC recognizes the changing role of a campus library and uses this to engage and expose one of its most successful vocational programs to its community.

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 cost in operating a remote site. Students' access to library and technology help services would be severely limited.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:40PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

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 Kitchen Master Plan. It proposes expansion to 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.

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 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 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:40PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

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. Is 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 request places the Library/CA Building to create the desired there 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 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 C 100]

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. [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) Use natural gas instead of electricity for heating
- 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) 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).

The student body at Skagit Valley College is made up of roughly 30% student of color. While Skagit is not as racially diverse as other parts of the state, it aims to attract more gender and ethnic 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.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:40PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Description

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The Library and Culinary Art Building project will expand opportunities in its Culinary Arts program and also provide improved support services with its proposed Library upgrade. The Library will offer more rooms with improved technology and more flexible space for participation and collaboration. The Culinary Arts upgrade is essential to maintain its standing as one of the top culinary programs in Washington State. This upgrade will allow the school to increase enrollment. In addition, the Culinary program will be able to expand other parts of the program such as restaurant management and butchering. These enhancements will provide more opportunities for students historically underrepresented in the Culinary Arts and careers in the Culinary profession.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Skagit College is striving to increase its diversity and inclusion. Providing adequate programming is important but also providing top-notch facilities is as essential to attract and maintain students. This is especially crucial for recruiting students who have been excluded from higher education. Failure to upgrade these critical facilities create challenges for the college in student recruitment and retention.

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	32,860,000		172,145	2,084,855	30,603,000
147-6	HE Plant Accounts-Non-Appropriat	3,999,000				3,999,000
	Total	36,859,000	0	172,145	2,084,855	34,602,000
			Future Fiscal Periods			
			<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:40PM

Project Number: 40000110

Project Title: Skagit: Library/Culinary Arts Building

Funding

		Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>
FTE	Full Time Employee	0.5	0.5	0.5	0.5	0.5
001-1	General Fund-State	54,465	54,465	54,465	54,465	54,465
	Total	54,465	54,465	54,465	54,465	54,465

Narrative

6,246 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jul-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Skagit Valley College
Project Name	Library and Culinary Arts
OFM Project Number	40000110

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	43,200	MACC per Gross Square Foot	\$529
Usable Square Feet	32,180	Escalated MACC per Gross Square Foot	\$588
Alt Gross Unit of Measure			
Space Efficiency	74.5%	A/E Fee Class	B
Construction Type	Libraries	A/E Fee Percentage	7.04%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	2405 E College Way, Mt Vernon, WA 98273
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A05680
Project Administered By	DES		

Schedule			
Predesign Start	November-21	Predesign End	April-22
Design Start	July-22	Design End	December-23
Construction Start	January-24	Construction End	July-25
Construction Duration	18 Months		

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Project Cost Estimate			
Total Project	\$33,413,059	Total Project Escalated	\$36,859,479
		Rounded Escalated Total	\$36,859,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$206,778		
Design Phase Services	\$1,367,755		
Extra Services	\$1,315,415		
Other Services	\$983,240		
Design Services Contingency	\$193,659		
Consultant Services Subtotal	\$4,066,847	Consultant Services Subtotal Escalated	\$4,310,337

Construction			
Maximum Allowable Construction Cost (MACC)	\$22,868,492	Maximum Allowable Construction Cost (MACC) Escalated	\$25,384,783
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,143,425		\$1,278,578
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,113,049	Sales Tax Escalated	\$2,346,376
Construction Subtotal	\$26,124,965	Construction Subtotal Escalated	\$29,009,737

Equipment			
Equipment	\$1,463,827		
Sales Tax	\$128,817		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,592,644	Equipment Subtotal Escalated	\$1,780,895

Artwork			
Artwork Subtotal	\$163,485	Artwork Subtotal Escalated	\$163,485

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$366,895		
Project Administration Subtotal	\$366,895	Project Administration Subtotal Escalated	\$410,262

Other Costs			
Other Costs Subtotal	\$1,098,223	Other Costs Subtotal Escalated	\$1,184,763

Project Cost Estimate			
Total Project	\$33,413,059	Total Project Escalated	\$36,859,479
		Rounded Escalated Total	\$36,859,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,310,337	\$1,705,912	\$2,604,425		\$0
Construction					
Construction Subtotal	\$29,009,737		\$29,009,737		\$0
Equipment					
Equipment Subtotal	\$1,780,895		\$1,780,895		\$0
Artwork					
Artwork Subtotal	\$163,485	\$16,348	\$147,137		\$0
Agency Project Administration					
Project Administration Subtotal	\$410,262		\$410,262		\$0
Other Costs					
Other Costs Subtotal	\$1,184,763	\$534,740	\$650,023		\$0

Project Cost Estimate					
Total Project	\$36,859,479	\$2,257,000	\$34,602,479	\$0	\$0
	\$36,859,000	\$2,257,000	\$34,602,000	\$0	\$0
Percentage requested as a new appropriation			94%		

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

This appropriation request is for the construction phase of the project.

Insert Row Here

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

Predesign approved by OFM, August 1, 2022. Design phase underway.

Insert Row Here

What is planned with a future appropriation?

No further appropriations are needed.

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				
ACQUISITION TOTAL	\$0	NA	\$0	

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Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study	\$206,778				
Other					
Insert Row Here					
Sub TOTAL	\$206,778		1.0039	\$207,585	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$1,166,403				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	\$12,099				
Basic Services Add for Remodel	\$54,505				
Travel and Per Diem	\$40,833				
Insert Row Here					
Sub TOTAL	\$1,367,755		1.0386	\$1,420,551	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$201,136				
Geotechnical Investigation	\$16,938				
Commissioning	\$50,410				
Site Survey	\$21,173				
Testing					
LEED Services	\$62,937				
Voice/Data Consultant	\$52,551				
Value Engineering	\$50,410				
Constructability Review	\$65,533				
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				
Sub TOTAL	\$1,315,415	1.0386	\$1,366,191	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$524,036			31% of A/E Basic Services
HVAC Balancing	\$25,205			
Staffing				
Materials Testing	\$70,741			
Independent Commissioning	\$76,182			
Travel and Per Diem	\$21,778			
Commissioning Participation	\$20,164			
Interior/FF&E Design Services	\$26,567			
Enhanced CA/CO	\$186,517			
Basic Services Add for Remodel	\$24,488			
Geotech Observation	\$7,562			
Insert Row Here				
Sub TOTAL	\$983,240	1.1182	\$1,099,460	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$193,659			
Other				
Insert Row Here				
Sub TOTAL	\$193,659	1.1182	\$216,550	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,066,847		\$4,310,337	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$1,468,762				
G20 - Site Improvements	\$907,915				
G30 - Site Mechanical Utilities	\$1,243,488				
G40 - Site Electrical Utilities	\$340,066				
G60 - Other Site Construction					
General Requirements	\$280,920				
General Conditions	\$197,008				
Contractors O & P	\$225,980				
Bonds & Insurance	\$76,119				
Insert Row Here					
Sub TOTAL	\$4,740,258		1.0788	\$5,113,791	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0788	\$0	
3) Facility Construction					
A10 - Foundations	\$1,151,727				
A20 - Basement Construction					
B10 - Superstructure	\$1,535,487				
B20 - Exterior Closure	\$1,054,259				
B30 - Roofing	\$1,486,128				
C10 - Interior Construction	\$984,411				
C20 - Stairs					
C30 - Interior Finishes	\$971,390				
D10 - Conveying					
D20 - Plumbing Systems	\$511,404				
D30 - HVAC Systems	\$2,585,818				
D40 - Fire Protection Systems	\$243,330				
D50 - Electrical Systems	\$2,487,452				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$718,745				
Built-In Fixtures and Equipment	\$486,155				
Contractors O & P	\$754,683				
General Requirements	\$877,341				
Bonds & Insurance	\$202,464				

15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	included above		
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			
Sub TOTAL	\$18,128,234	1.1182	\$20,270,992

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$22,868,492		\$25,384,783
	\$529		\$588 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,143,425		
Other			
Insert Row Here			
Sub TOTAL	\$1,143,425	1.1182	\$1,278,578

8) Non-Taxable Items			
Other			

Insert Row Here			
Sub TOTAL	\$0	1.1182	\$0
9) Sales Tax			
Sub TOTAL	\$2,113,049		\$2,346,376
CONSTRUCTION CONTRACTS TOTAL	\$26,124,965		\$29,009,737

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$856,970				
E20 - Furnishings	\$344,502				
F10 - Special Construction					
Library Shelving	\$168,773				
E20 - Furnishings	\$93,582				New Vision
Insert Row Here					
Sub TOTAL	\$1,463,827		1.1182	\$1,636,852	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1182	\$0	
3) Sales Tax					
Sub TOTAL	\$128,817			\$144,043	
EQUIPMENT TOTAL					
	\$1,592,644			\$1,780,895	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$183,480				0.5% of total project cost for new and renewal construction
Reduce for \$3,999,000 in local funds	-\$19,995				
Insert Row Here					
ARTWORK TOTAL	\$163,485		NA	\$163,485	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$195,895				
DES PM Fee for local funding	\$171,000				New Vision
Insert Row Here					
<i>Subtotal of Other</i>	\$366,895				
PROJECT MANAGEMENT TOTAL	\$366,895		1.1182	\$410,262	

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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	\$504,100			Portable buildings for library
Permit Fees	\$484,330			
Master Plan updates for parking analysis	\$50,410			New Vision
Insert Row Here				
OTHER COSTS TOTAL	\$1,098,223	1.0788	\$1,184,763	

Green cells must be filled in by user

C-100(2022)
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: 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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>June 2022</i>	<i>September 2022</i>
Culinary Arts	Culinary Arts	Culinary Arts	Culinary Arts
Library	Library	Library	Library
Student Services	Student Services	Student Services	Student Services

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:02PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 25

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

The following 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.

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]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:02PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

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]

This project is tied directly to the facilities Master Plan. The Highline College Master Plan, completed in June 2016, 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 C 100]

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. [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) Use natural gas instead of electricity for heating
- 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).

The college will consolidate student services functions currently spread throughout campus into one building to provide

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:02PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Description

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Highline’s current student population by ethnic group is 25% Hispanic/Latino, 24% Black/African-American, 21% Asian and 2% American Indian and 2% Pacific Islander. The new building will not only replace four aging buildings but incorporate all elements of the current Student Services division and add space for placement and testing, disability services, workforce education funding and advising, and ABE/ESL enrollment and advising. The space will be designed for both logical flows to address student needs and to increase the space needed to provide high quality service to Highline’s student body.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project expands access and involvement for immigrants, refugees our under -represented people in our community and has no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee’s Executive Order 21-20, and “take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.”

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

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: Des Moines

County: King

Legislative District: 033

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Expenditures

2023-25 Fiscal Period

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:02PM

Project Number: 40000105

Project Title: Highline: Welcome Center for Student Success

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	44,401,000				44,401,000
	Total	44,401,000	0	0	0	44,401,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>
FTE	Full Time Employee	0.3	0.4	0.4	0.4	0.4
001-1	General Fund-State	35,188	52,782	52,782	52,782	52,782
	Total	35,188	52,782	52,782	52,782	52,782

Narrative

6,053 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Nov-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Highline College
Project Name	Welcome Center for Student Success
OFM Project Number	40000105 Building only (see separate C100 for Infrastructure costs)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	60,315	MACC per Gross Square Foot	\$427
Usable Square Feet	39,808	Escalated MACC per Gross Square Foot	\$510
Alt Gross Unit of Measure			
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.91%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	2400 S 240th St, Des Moines WA 98198
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A06008 (Building 6), A03870 (Building 15), A06104 (Building 18), A02946 (Building 16)
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	April-25
Construction Start	June-25	Construction End	December-26
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$35,721,376	Total Project Escalated	\$42,347,926
		Rounded Escalated Total	\$42,348,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$314,597		
Design Phase Services	\$1,290,030		
Extra Services	\$1,317,887		
Other Services	\$579,579		
Design Services Contingency	\$175,105		
Consultant Services Subtotal	\$3,677,197		

Construction			
Maximum Allowable Construction Cost (MACC)	\$25,768,156	Maximum Allowable Construction Cost (MACC) Escalated	\$30,756,045
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,288,408		\$1,541,838
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,732,713	Sales Tax Escalated	\$3,262,086
Construction Subtotal	\$29,789,277	Construction Subtotal Escalated	\$35,559,969

Equipment			
Equipment	\$1,630,180		
Sales Tax	\$164,648		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,794,828		

Artwork			
Artwork Subtotal	\$210,686	Artwork Subtotal Escalated	\$210,686

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0		

Other Costs			
Other Costs Subtotal	\$249,388	Other Costs Subtotal Escalated	\$287,919

Project Cost Estimate

Total Project

\$35,721,376

Total Project Escalated

\$42,347,926

Rounded Escalated Total

\$42,348,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,141,480		\$4,141,480		\$0
Construction					
Construction Subtotal	\$35,559,969		\$35,559,969		\$0
Equipment					
Equipment Subtotal	\$2,147,872		\$2,147,872		\$0
Artwork					
Artwork Subtotal	\$210,686		\$210,686		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$287,919		\$287,919		\$0
Project Cost Estimate					
Total Project	\$42,347,926	\$0	\$42,347,926	\$0	\$0
	\$42,348,000	\$0	\$42,348,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$28,601			
Environmental Analysis				
Predesign Study	\$285,996			
Other				
Insert Row Here				
Sub TOTAL	\$314,597	1.0788	\$339,388	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,290,030			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,290,030	1.1116	\$1,433,998	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$97,238			
Geotechnical Investigation	\$34,320			
Commissioning	\$34,320			
Site Survey	\$28,601			
Testing	\$57,200			
LEED Services	\$97,238			
Voice/Data Consultant	\$45,760			
Value Engineering	\$51,480			
Constructability Review	\$51,480			
Environmental Mitigation (EIS)	\$11,440			
Landscape Consultant	\$57,200			
ELCCA	\$57,200			
LCCT	\$57,200			
Reimbursables inc Reprographics prior to bid	\$57,200			
Advertising	\$2,288			
Traffic Analysis	\$34,320			
Hazardous Materials Consultant	\$28,601			
Acoustic Design	\$45,760			
Interior Design	\$45,760			
Security Consultant	\$40,040			
Historical Consultant	\$28,601			
Lighting & AV Consultant	\$40,040			
Value Engineering Participation	\$45,760			
Constructability Review Participation	\$45,760			
Environmental Graphics/Signage	\$40,040			
Added CA, Cost and Scheduling	\$57,200			
Door Hardware Consultant	\$11,440			
Envelope Consultant	\$57,200			

SEPA/Land Use	\$57,200			
Insert Row Here				
Sub TOTAL	\$1,317,887	1.1116	\$1,464,964	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$579,579			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$579,579	1.1967	\$693,582	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$175,105			
Other				
Insert Row Here				
Sub TOTAL	\$175,105	1.1967	\$209,548	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,677,197		\$4,141,480	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$131,559				
G20 - Site Improvements	\$388,955				
G30 - Site Mechanical Utilities	\$469,034				
G40 - Site Electrical Utilities	\$51,480				
G60 - Other Site Construction					
General Conditions	\$93,693				
General Contractors Overhead and Profit	\$56,736				
15.8% lost buying power Dec-17 to Jun-22	\$188,250				
Insert Row Here					
Sub TOTAL	\$1,379,707		1.1545	\$1,592,872	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Building Demolition and Abatement	\$532,835				
Insert Row Here					
Sub TOTAL	\$532,835		1.1545	\$615,159	
3) Facility Construction					
A10 - Foundations	\$773,113				
A20 - Basement Construction	\$837,163				
B10 - Superstructure	\$2,680,353				
B20 - Exterior Closure	\$2,073,409				
B30 - Roofing	\$754,912				
C10 - Interior Construction	\$1,876,309				
C20 - Stairs	\$110,795				
C30 - Interior Finishes	\$1,135,629				
D10 - Conveying	\$128,699				
D20 - Plumbing Systems	\$724,529				
D30 - HVAC Systems	\$3,174,129				
D40 - Fire Protection Systems	\$345,014				
D50 - Electrical Systems	\$3,105,126				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,619,976				
E10 - Equipment installed by contractor	\$10,697				

E20 - Furnishings installed by contractor	\$269,865		
Contractor's Overhead and Profit	\$980,986		
15.8% lost buying power Dec-17 to Jun-22	\$3,254,910		
Insert Row Here			
Sub TOTAL	\$23,855,614	1.1967	\$28,548,014

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$25,768,156	\$30,756,045
	\$427	\$510 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,288,408		
Other			
Insert Row Here			
Sub TOTAL	\$1,288,408	1.1967	\$1,541,838

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1967	\$0

9) Sales Tax

Sub TOTAL	\$2,732,713	\$3,262,086
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CONSTRUCTION CONTRACTS TOTAL	\$29,789,277	\$35,559,969
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$571,993				
E20 - Furnishings	\$571,993				
F10 - Special Construction					
A/V Systems	\$285,996				
Telecom/Data Cabling/Equipment	\$200,198				
Insert Row Here					
Sub TOTAL	\$1,630,180		1.1967	\$1,950,837	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1967	\$0	
3) Sales Tax					
Sub TOTAL	\$164,648			\$197,035	
EQUIPMENT TOTAL					
	\$1,794,828			\$2,147,872	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$210,686				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$210,686		NA	\$210,686	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1967	\$0	

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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					
Permit and Plan review Fees	\$249,388				
Insert Row Here					
OTHER COSTS TOTAL	\$249,388		1.1545	\$287,919	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Highline College
Project Name	Welcome Center for Student Success
OFM Project Number	40000105 Infrastructure only (see separate C100 for Building costs)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	60,315	MACC per Gross Square Foot	\$22
Usable Square Feet	39,808	Escalated MACC per Gross Square Foot	\$26
Alt Gross Unit of Measure			
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.01%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	2400 S 240th St, Des Moines WA 98198
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A06008 (Building 6), A03870 (Building 15), A06104 (Building 18), A02946 (Building 16)
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	April-25
Construction Start	June-25	Construction End	December-26
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,781,257	Total Project Escalated	\$2,053,173
		Rounded Escalated Total	\$2,053,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$97,294		
Extra Services	\$68,639		
Other Services	\$43,712		
Design Services Contingency	\$10,482		
Consultant Services Subtotal	\$220,126	Consultant Services Subtotal Escalated	\$249,307

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,341,565	Maximum Allowable Construction Cost (MACC) Escalated	\$1,548,838
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$67,078		\$80,273
Non-Taxable Items	\$0		\$0
Sales Tax	\$142,273	Sales Tax Escalated	\$164,540
Construction Subtotal	\$1,550,916	Construction Subtotal Escalated	\$1,793,651

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

Artwork			
Artwork Subtotal	\$10,215	Artwork Subtotal Escalated	\$10,215

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate

Total Project

\$1,781,257

Total Project Escalated

\$2,053,173

Rounded Escalated Total

\$2,053,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$249,307		\$249,307		\$0
Construction					
Construction Subtotal	\$1,793,651		\$1,793,651		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$10,215		\$10,215		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$2,053,173	\$0	\$2,053,173	\$0	\$0
	\$2,053,000	\$0	\$2,053,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$97,294			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$97,294	1.1116	\$108,152	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$68,639			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$68,639	1.1116	\$76,300	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$43,712			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$43,712	1.1967	\$52,310	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$10,482			
Other				
Insert Row Here				
Sub TOTAL	\$10,482	1.1967	\$12,545	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$220,126		\$249,307

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities	\$783,630				
G40 - Site Electrical Utilities	\$203,630				
G60 - Other Site Construction					
General Conditions	\$88,853				
General Contractors Overhead and Profit	\$53,805				
15.8% lost buying power Dec-17 to Jun-22	\$178,527				
Insert Row Here					
Sub TOTAL	\$1,308,445		1.1545	\$1,510,600	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Utility Hookup	\$28,601				
15.8% lost buying power Dec-17 to Jun-22	\$4,519				
Insert Row Here					
Sub TOTAL	\$33,120		1.1545	\$38,238	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					

Insert Row Here			
Sub TOTAL	\$0	1.1967	\$0

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$1,341,565	\$1,548,838
	\$22	\$26 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders \$67,078

Other

Insert Row Here

Sub TOTAL	\$67,078	1.1967	\$80,273
------------------	-----------------	---------------	-----------------

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL	\$0	1.1967	\$0
------------------	------------	---------------	------------

9) Sales Tax

Sub TOTAL	\$142,273	\$164,540
------------------	------------------	------------------

CONSTRUCTION CONTRACTS TOTAL	\$1,550,916	\$1,793,651
-------------------------------------	--------------------	--------------------

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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1967	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1967	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$10,215				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$10,215		NA	\$10,215	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1967	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1545	\$0	

Green cells must be filled in by user

C-100(2022)
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: Highline College: Welcome Center for Student Success

OFM project number: 40000105 **Legislative district(s):** 30, 33

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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	TBD
Student Services	Student Services		
Art and Design	Art and Design		
Engineering	Engineering		

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:03PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 26

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

The following 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.

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.

699 - Community and Technical College System Capital Project Request

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Date Run: 8/25/2022 2:03PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

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 building 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 and collaborative small group work spaces as companion to main instructional spaces. This facility will concisely and cost-effectively resolve all stated needs:

- 10 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:

1. 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.
2. The scope/cost of doing all the work in one building would also be greater than could be accomplished as a minor project.
3. The configuration of Foster Hall would necessitate reducing the usable space to correct accessibility issues.
4. 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.
5. Greater overall project costs with limited program benefit.

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Version: S1 SBCTC 2023-25 Capital Request

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Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

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:

1. 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.
2. 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.
3. Vertical accessibility would require use of both an elevator on the Foster/Hanna side and a chair or platform lift on the Hawkins side.
4. 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 will further deny students, faculty and staff the effective learning environment they need to succeed. If the project does not proceed:

1. The HFH Complex will continue to present a significant barrier to mobility-challenged students and faculty.
2. 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.
3. The goal of creating a modern technology-saturated flexible learning environment will be limited.
4. Overall quality of the educational experience at the College will be diminished.
5. Collaborative learning overall will be limited by lack of suitable space.
6. 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

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Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

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 attached C 100]

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. [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
- 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.

Capital Project Request

2023-25 Biennium

*

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Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Description

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will provide much better classroom space with larger square footage and better technology and greater access. In addition, there will be a new tutor/writing center to assist student who need help with writing, math and other basic skills. There will also be gender neutral classrooms and native American themed art throughout the building.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project expands access and involvement for our under -represented community has no foreseeable unintended negative consequences. However, should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee’s Executive Order 21-20, and “take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.”

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	29,507,000				29,507,000
	Total	29,507,000	0	0	0	29,507,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:03PM

Project Number: 40000227

Project Title: Clark: Hanna/Foster/Hawkins Complex Replacement

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.1	0.4	0.4	0.4	0.4
001-1	General Fund-State	8,589	51,535	51,535	51,535	51,535
	Total	8,589	51,535	51,535	51,535	51,535

Narrative

5,910 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (May-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Clark College
Project Name	HFH Complex Replacement
OFM Project Number	40000227 Building only (see separate C100 for Infrastructure costs)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	40,940	MACC per Gross Square Foot	\$441
Usable Square Feet	26,278	Escalated MACC per Gross Square Foot	\$483
Alt Gross Unit of Measure			
Space Efficiency	64.2%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.31%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.50%	Location Used for Tax Rate	1933 Fort Vancouver Way, Vancouver, WA 98663
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A07210 (Foster Hall), A04633 (Hanna Hall), A01409 (Hawkins Hall)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	July-23	Design End	May-25
Construction Start	July-23	Construction End	May-25
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$25,971,249	Total Project Escalated	\$28,436,166
		Rounded Escalated Total	\$28,436,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$205,451		
Design Phase Services	\$956,772		
Extra Services	\$953,071		
Other Services	\$920,654		
Design Services Contingency	\$151,797		
Consultant Services Subtotal	\$3,187,745		

Construction			
Maximum Allowable Construction Cost (MACC)	\$18,065,611	Maximum Allowable Construction Cost (MACC) Escalated	\$19,777,232
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$903,281		\$993,970
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,612,356	Sales Tax Escalated	\$1,765,552
Construction Subtotal	\$20,581,247	Construction Subtotal Escalated	\$22,536,754

Equipment			
Equipment	\$1,483,809		
Sales Tax	\$126,124		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,609,933		

Artwork			
Artwork Subtotal	\$141,473	Artwork Subtotal Escalated	\$141,473

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$285,348		
Project Administration Subtotal	\$285,348		

Other Costs			
Other Costs Subtotal	\$165,502	Other Costs Subtotal Escalated	\$174,291

Project Cost Estimate

Total Project

\$25,971,249

Total Project Escalated

\$28,436,166

Rounded Escalated Total

\$28,436,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$3,498,079		\$3,498,079		\$0
Construction					
Construction Subtotal	\$22,536,754		\$22,536,754		\$0
Equipment					
Equipment Subtotal	\$1,771,571		\$1,771,571		\$0
Artwork					
Artwork Subtotal	\$141,473		\$141,473		\$0
Agency Project Administration					
Project Administration Subtotal	\$313,997		\$313,997		\$0
Other Costs					
Other Costs Subtotal	\$174,291		\$174,291		\$0
Project Cost Estimate					
Total Project	\$28,436,166	\$0	\$28,436,165	\$0	\$1
	\$28,436,000	\$0	\$28,436,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$205,451			
Other				
Insert Row Here				
Sub TOTAL	\$205,451	1.0531	\$216,361	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$956,772			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$956,772	1.1004	\$1,052,832	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$205,451			
Geotechnical Investigation	\$34,243			
Commissioning	\$36,525			
Site Survey	\$20,545			
Testing				
LEED Services	\$68,484			
Voice/Data Consultant	\$68,484			
Value Engineering	\$45,656			
Constructability Review	\$45,656			
Environmental Mitigation (EIS)				
Landscape Consultant	\$108,433			
ELCCA and Energy Modeling	\$91,312			
Reimbursables	\$22,828			
Interior Design/FF&E Support	\$62,777			
Instructional Media/A-V Design	\$74,192			
Renderings Modeling	\$17,122			
Interactive Cost estimating	\$51,363			
Insert Row Here				
Sub TOTAL	\$953,071	1.1004	\$1,048,760	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$429,854			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services	\$228,278			
Materials Testing	\$91,312			
Independent Commissioning	\$85,605			
LEED Reporting	\$45,656			
Reimbursables for Bid & CA/CO	\$39,949			

Insert Row Here				
Sub TOTAL	\$920,654	1.1004	\$1,013,088	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$151,797			
Other				
Insert Row Here				
Sub TOTAL	\$151,797	1.1004	\$167,038	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,187,745		\$3,498,079	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$762,621				
G20 - Site Improvements	\$884,579				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
General Conditions	\$79,898				
Contractors O & P	\$138,168				
15.8% lost buying power Dec-17 to Jun-22	\$294,712				
Insert Row Here					
Sub TOTAL	\$2,159,978		1.0531	\$2,274,673	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0531	\$0	
3) Facility Construction					
A10 - Foundations	\$374,919				
A20 - Basement Construction					
B10 - Superstructure	\$745,104				
B20 - Exterior Closure	\$1,852,332				
B30 - Roofing	\$632,262				
C10 - Interior Construction	\$1,064,462				
C20 - Stairs	\$159,796				
C30 - Interior Finishes	\$1,150,809				
D10 - Conveying	\$182,623				
D20 - Plumbing Systems	\$414,292				
D30 - HVAC Systems	\$2,301,616				
D40 - Fire Protection Systems	\$230,163				
D50 - Electrical Systems	\$2,354,920				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$798,975				
Built-In Fixtures and Equipment	\$455,722				
Contractors O & P	\$1,017,440				
15.8% lost buying power Dec-17 to Jun-22	\$2,170,198				

Insert Row Here			
Sub TOTAL	\$15,905,633	1.1004	\$17,502,559

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$18,065,611		\$19,777,232
	\$441		\$483 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$903,281		
Other			
Insert Row Here			
Sub TOTAL	\$903,281	1.1004	\$993,970

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1004	\$0

9) Sales Tax			
Sub TOTAL	\$1,612,356		\$1,765,552

CONSTRUCTION CONTRACTS TOTAL	\$20,581,247		\$22,536,754
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$570,696				
E20 - Furnishings	\$913,113				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$1,483,809		1.1004	\$1,632,784	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1004	\$0	
3) Sales Tax					
Sub TOTAL	\$126,124			\$138,787	
EQUIPMENT TOTAL					
	\$1,609,933			\$1,771,571	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$141,473				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$141,473		NA	\$141,473	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$285,348				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$285,348</i>				
PROJECT MANAGEMENT TOTAL	\$285,348		1.1004	\$313,997	

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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					
Permitting and Fees	\$165,502				
Insert Row Here					
OTHER COSTS TOTAL	\$165,502		1.0531	\$174,291	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Clark College
Project Name	HFH Complex Replacement
OFM Project Number	40000227 Building only (see separate C100 for Infrastructure costs)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	40,940	MACC per Gross Square Foot	\$18
Usable Square Feet	26,278	Escalated MACC per Gross Square Foot	\$19
Alt Gross Unit of Measure			
Space Efficiency	64.2%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.52%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.50%	Location Used for Tax Rate	1933 Fort Vancouver Way, Vancouver, WA 98663
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A07210 (Foster Hall), A04633 (Hanna Hall), A01409 (Hawkins Hall)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	July-23	Design End	May-25
Construction Start	July-23	Construction End	May-25
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$1,007,929	Total Project Escalated	\$1,070,554
		Rounded Escalated Total	\$1,071,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$55,531		
Extra Services	\$39,950		
Other Services	\$34,081		
Design Services Contingency	\$6,478		
Consultant Services Subtotal	\$136,039		

Construction			
Maximum Allowable Construction Cost (MACC)	\$728,583	Maximum Allowable Construction Cost (MACC) Escalated	\$767,271
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$36,429		\$40,087
Non-Taxable Items	\$0		\$0
Sales Tax	\$65,026	Sales Tax Escalated	\$68,625
Construction Subtotal	\$830,038	Construction Subtotal Escalated	\$875,983

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

Artwork			
Artwork Subtotal	\$5,326	Artwork Subtotal Escalated	\$5,326

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$22,828		
Project Administration Subtotal	\$22,828		

Other Costs			
Other Costs Subtotal	\$13,697	Other Costs Subtotal Escalated	\$14,425

Project Cost Estimate

Total Project

\$1,007,929

Total Project Escalated

\$1,070,554

Rounded Escalated Total

\$1,071,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$149,699		\$149,699		\$0
Construction					
Construction Subtotal	\$875,983		\$875,983		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$5,326		\$5,326		\$0
Agency Project Administration					
Project Administration Subtotal	\$25,120		\$25,120		\$0
Other Costs					
Other Costs Subtotal	\$14,425		\$14,425		\$0
Project Cost Estimate					
Total Project	\$1,070,554	\$0	\$1,070,553	\$0	\$1
	\$1,071,000	\$0	\$1,071,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction for the building infrastructure.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$55,531			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$55,531	1.1004	\$61,106	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$22,828			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$17,122			
Other				
Insert Row Here				
Sub TOTAL	\$39,950	1.1004	\$43,961	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$24,949			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Materials Testing	\$9,132			
Insert Row Here				
Sub TOTAL	\$34,081	1.1004	\$37,503	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,478			
Other				
Insert Row Here				
Sub TOTAL	\$6,478	1.1004	\$7,129	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$136,039		\$149,699

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities	\$307,605			
G40 - Site Electrical Utilities	\$195,064			
G60 - Other Site Construction				
General Conditions	\$79,898			
Contractors O & P	\$46,606			
15.8% lost buying power Dec-17 to Jun-22	\$99,410			
Insert Row Here				
Sub TOTAL	\$728,583	1.0531	\$767,271	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0531	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.1004	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$18

\$19 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

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
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1004	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1004	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$5,326				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,326		NA	\$5,326	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$22,828				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$22,828</i>				
PROJECT MANAGEMENT TOTAL	\$22,828		1.1004	\$25,120	

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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					
Permitting and Fees	\$13,697				
Insert Row Here					
OTHER COSTS TOTAL	\$13,697		1.0531	\$14,425	

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C-100(2022)
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: Clark College – Hanna/Foster/Hawkins Complex Replacement

OFM project number: 40000227 **Legislative district(s):** 17, 18, 49

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:

College Proposal	Design-Build funding request	Predesign to OFM	Construction-phase Reappropriation
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
General Education	General Education		
First Year Experience	First Year Experience		
Social Sciences	Social Sciences		
Natural Sciences	Natural Sciences		
Addiction Counseling	Addiction Counseling		
Early Childhood Education	Early Childhood Education		
Women’s Studies	Women’s Studies		
Journalism	Journalism		
Media Studies	Media Studies		

SBCTC program updates for major projects included in a capital budget request

International Studies	International Studies		
Power, Privilege and Inequity	Power, Privilege and Inequity		
iBEST	iBEST		
BAS – Human Services	BAS – Human Services		
Tutoring/Writing Center	Tutoring/Writing Center		
University Partnerships	University Partnerships		
K-12 Partnerships	K-12 Partnerships		

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:04PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 27

Project Summary

Replace 30,222 gross square feet (GSF) in six buildings with a single new 31,622 GSF facility.

Project Description

The following 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.

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 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 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 that include advanced manufacturing and composites technology, automotive technology, green building, and welding. Existing facilities are operating at maximum capacity. Enrollment demand has increased and will continue to grow. In fall 2017, welding enrollment increased 19% and automotive technology increased 37% from the previous year. Employer demand for team assemblers indicates additional growth.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:04PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

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 2015 Facility Conditions Survey (FCS) calls for replacement and renovation of the structures.

Programs are dispersed among different buildings on campus and leased space off 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 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 for 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 advanced manufacturing and composites technology, automotive technology 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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:04PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

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.

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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:04PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

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 C 100]

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. [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 located 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% students of color. This project will enhance wayfinding on campus for all students by consolidating six smaller building into one larger building, expand all of its technological offerings and create more opportunities for students of color.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The building will better support the Guided Pathways approach to learning, and other efforts that focus on helping more students, especially low-income, first-generation students and students of color earn credentials to prepare them for entry into higher-paying, high demand fields. It will connect middle and high school students to college programs for college credit toward a degree, where the student bodies are 25% underrepresented and first-generation populations, and 50% are economically disadvantaged.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:04PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Description

immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).
 This is project expands access and involvement for our under-represented community has no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee’s Executive Order 21-20, and “take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.”
14. Is there additional information you would like decision makers to know when evaluating this request ?

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	22,522,000				22,522,000
	Total	22,522,000	0	0	0	22,522,000

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.1	0.1	0.1	0.1	0.1
001-1	General Fund-State	9,156	12,208	12,208	12,208	12,208
	Total	9,156	12,208	12,208	12,208	12,208

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:04PM

Project Number: 40000111

Project Title: Peninsula: Advanced Technology Center

Operating Impacts

Narrative

1,400 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Oct-24). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Peninsula College
Project Name	Advanced Technology Center
OFM Project Number	40000111

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	31,622	MACC per Gross Square Foot	\$439
Usable Square Feet	22,451	Escalated MACC per Gross Square Foot	\$476
Alt Gross Unit of Measure			
Space Efficiency	71.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.62%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	1502 E Lauridsen Blvd, Port Angeles, WA 98362
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A01722 (P), A05205 (Q), A02443 (R), A07598 (S), A07011 (U), A08208 (V)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	December-22
Design Start	July-23	Design End	October-24
Construction Start	July-23	Construction End	October-24
Construction Duration	15 Months		

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Project Cost Estimate

Total Project	\$20,816,323	Total Project Escalated	\$22,522,283
		Rounded Escalated Total	\$22,522,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$228,278		
Design Phase Services	\$767,008		
Extra Services	\$1,200,766		
Other Services	\$941,556		
Design Services Contingency	\$156,880		
Consultant Services Subtotal	\$3,294,489	Consultant Services Subtotal Escalated	\$3,567,854

Construction			
Maximum Allowable Construction Cost (MACC)	\$13,893,342	Maximum Allowable Construction Cost (MACC) Escalated	\$15,039,174
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$694,667		\$753,853
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,283,745	Sales Tax Escalated	\$1,389,786
Construction Subtotal	\$15,871,754	Construction Subtotal Escalated	\$17,182,813

Equipment			
Equipment	\$1,141,391		
Sales Tax	\$100,442		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,241,833	Equipment Subtotal Escalated	\$1,347,639

Artwork			
Artwork Subtotal	\$112,051	Artwork Subtotal Escalated	\$112,051

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$296,196	Other Costs Subtotal Escalated	\$311,925

Project Cost Estimate

Total Project

\$20,816,323

Total Project Escalated

\$22,522,283

Rounded Escalated Total

\$22,522,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,567,854		\$3,567,854		\$0
Construction					
Construction Subtotal	\$17,182,813		\$17,182,813		\$0
Equipment					
Equipment Subtotal	\$1,347,639		\$1,347,639		\$0
Artwork					
Artwork Subtotal	\$112,051		\$112,051		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$311,925		\$311,925		\$0
Project Cost Estimate					
Total Project	\$22,522,283	\$0	\$22,522,282	\$0	\$1
	\$22,522,000	\$0	\$22,522,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$228,278			
Other				
Insert Row Here				
Sub TOTAL	\$228,278	1.0531	\$240,400	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$767,008			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$767,008	1.0852	\$832,358	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$182,623			
Geotechnical Investigation	\$34,243			
Commissioning	\$22,828			
Site Survey	\$17,122			
Testing				
LEED Services	\$97,019			
Voice/Data Consultant	\$22,828			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$68,484			
Security Consultant	\$17,122			
DAHP - Historic Inventory Report				
Lighting Consultant	\$39,949			
Document Reproduction during design	\$17,122			
Acoustical Consultant	\$22,828			
Site Telecommunications	\$17,122			
Advertising	\$1,142			
Hazardous Materials Consultant	\$22,828			
Value Engineering Consultant	\$57,071			
VE Participation of Design Team	\$34,243			
Constructability Review Consultant	\$51,363			
Constructability Review Participation of Design Team	\$39,949			
Document repro for VE and CR	\$17,122			
Laboratory Planning Consultant	\$171,208			
Equipment Planning Consultant	\$11,415			
Audio/Visual, & CATV Consultant	\$22,828			

Stormwater Report (SWPPP, NOI), & Permitting	\$20,545			
Energy Conservation Report (ELCCA)	\$51,363			
Interior Design Consultant	\$17,122			
Graphics and Signage Consultant	\$11,415			
Art Work Design Coordination	\$5,707			
Energy/Daylight Modeling/ Ventilation & Drainage Studies	\$11,415			
Construction Logistics Plan	\$11,415			
Executive Order 13-03 (LCCA) for predesign and design	\$34,243			
SEPA Services	\$11,415			
NPDES Design Services	\$9,132			
Arborist Survey and Tree Protection Plan	\$5,707			
Building Envelope Consultant	\$22,828			
Sub TOTAL	\$1,200,766	1.0852	\$1,303,072	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$344,598			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training, and A/E Participation	\$91,312			
As-Built Documentation	\$45,656			
Construction Observation	\$136,968			
Roof/ Building Envelope Inspection	\$57,071			
Art Installation coordination	\$4,565			
Advertising	\$2,283			
Reimbursables - after bid	\$2,283			
Geotechnical Construction Services	\$62,777			
Testing and Inspection	\$114,141			
Building Envelope (WAB) Testing	\$17,122			
Haz Mat Monitoring and Inspections	\$17,122			
Document Reproduction for base bid and construction	\$11,415			
Executive Order 13-03 (LCCA) after construction	\$11,415			
LEED Certification Documentation	\$22,828			
Insert Row Here				
Sub TOTAL	\$941,556	1.0852	\$1,021,777	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$156,880			
Other				
Insert Row Here				
Sub TOTAL	\$156,880	1.0852	\$170,247	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,294,489		\$3,567,854	

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$40,366				
G20 - Site Improvements	\$557,896				
G30 - Site Mechanical Utilities	\$160,937				
G40 - Site Electrical Utilities	\$68,484				
G60 - Other Site Construction					
Contractor's Overhead and Profit	\$45,109				
General Conditions	\$74,492				
15.8% lost buying power Dec-17 to Jun-22	\$149,671				
Insert Row Here					
Sub TOTAL	\$1,096,955		1.0531	\$1,155,204	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation	\$62,777				
Parking Mitigation					
Stormwater Retention/Detention					
Contractor's Overhead and Profit	\$3,423				
General Conditions	\$5,651				
15.8% lost buying power Dec-17 to Jun-22	\$11,353				
Insert Row Here					
Sub TOTAL	\$83,204		1.0531	\$87,623	
3) Facility Construction					
A10 - Foundations	\$693,527				
A20 - Basement Construction					
B10 - Superstructure	\$1,603,850				
B20 - Exterior Closure	\$1,627,573				
B30 - Roofing	\$666,841				
C10 - Interior Construction	\$870,179				
C20 - Stairs	\$69,625				
C30 - Interior Finishes	\$417,775				
D10 - Conveying	\$131,261				
D20 - Plumbing Systems	\$317,621				
D30 - HVAC Systems	\$1,299,351				
D40 - Fire Protection Systems	\$144,373				
D50 - Electrical Systems	\$1,263,258				
F10 - Special Construction					
F20 - Selective Demolition	\$374,091				
General Conditions	\$833,904				

E10 - Equipment installed by contractor	\$24,540		
E20 - Furnishings installed by contractor	\$135,826		
Contractor's Overhead and Profit	\$504,975		
15.8% lost buying power Dec-17 to Jun-22	\$1,734,613		
Insert Row Here			
Sub TOTAL	\$12,713,183	1.0852	\$13,796,347

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$13,893,342 \$439		\$15,039,174 \$476 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$694,667		
Other			
Insert Row Here			
Sub TOTAL	\$694,667	1.0852	\$753,853

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0852	\$0

9) Sales Tax			
Sub TOTAL	\$1,283,745		\$1,389,786

CONSTRUCTION CONTRACTS TOTAL	\$15,871,754		\$17,182,813
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$913,113				
E20 - Furnishings	\$228,278				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$1,141,391		1.0852	\$1,238,638	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0852	\$0	
3) Sales Tax					
Sub TOTAL	\$100,442			\$109,001	
EQUIPMENT TOTAL					
	\$1,241,833			\$1,347,639	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$112,051				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$112,051		NA	\$112,051	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.0852	\$0	

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	\$102,726				
Historic and Archeological Mitigation					
LEED Registration / Certification fees	\$5,136				
Permit Review Fees	\$114,141				
Tree Mitigation Fees	\$17,122				
City of Port Angeles Traffic Fees	\$57,071				
Insert Row Here					
OTHER COSTS TOTAL	\$296,196		1.0531	\$311,925	

Green cells must be filled in by user

C-100(2022)
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: Peninsula College: Advanced Technology Center

OFM project number: 40000111 **Legislative district(s):** 24

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:

College Proposal	Design-Build funding request	Predesign to OFM	Reappropriation request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Advanced Manufacturing and Composites Technology	Advanced Manufacturing and Composites Technology		
Automotive Technology	Automotive Technology		
Welding	Welding		

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:05PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 28

Project Summary

Renovate 58,305 gross square feet (GSF) and add 8,280 GSF to Rainier Hall on the South Seattle campus.

Project Description

The following 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.

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 can 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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:05PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

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 un-needed 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]

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 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.

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 outside 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:

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:05PM

Project Number: 4000231

Project Title: South Seattle: Rainier Hall Renovation

Description

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 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 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 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 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:05PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

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 attached C 100]

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. [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) Use natural gas instead of electricity for heating
- 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) Trees and vegetation planted to directly shade building
- 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).

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

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:05PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Description

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

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 local high schools with programs like Running Start and TRiO's Talent Search and Upward Bound. Currently the school's racial demographics shows that 46% of its student body are non-white student. This project will renovate the Rainer Hall building and solidifying the college's growing partnerships with K-12.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The Rainier Hall project will not only renovate the building but also make it more efficient and flexible in its systems, spaces and technology to better serve students. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	47,916,000				47,916,000
	Total	47,916,000	0	0	0	47,916,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:05PM

Project Number: 40000231

Project Title: South Seattle: Rainier Hall Renovation

Funding

Total	0	0	0	0
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Operating Impacts

Total one time start up and ongoing operating costs

<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	0.6	0.6	0.6	0.6	0.6
001-1	General Fund-State	72,202	72,202	72,202	72,202	72,202
	Total	72,202	72,202	72,202	72,202	72,202

Narrative

8,280 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jul-26). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	South Seattle College
Project Name	Rainier Hall Renovation
OFM Project Number	40000231 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	66,585	MACC per Gross Square Foot	\$430
Usable Square Feet	41,782	Escalated MACC per Gross Square Foot	\$498
Alt Gross Unit of Measure			
Space Efficiency	62.7%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.78%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	6000 16th Ave SW, Seattle WA 98106
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	October-22	Design End	March-24
Construction Start	July-24	Construction End	July-26
Construction Duration	24 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$40,727,353	Total Project Escalated	\$46,762,581
		Rounded Escalated Total	\$46,763,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$329,863		
Design Phase Services	\$2,029,762		
Extra Services	\$824,094		
Other Services	\$1,402,722		
Design Services Contingency	\$229,322		
Consultant Services Subtotal	\$4,815,764	Consultant Services Subtotal Escalated	\$5,226,568

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,646,263	Maximum Allowable Construction Cost (MACC) Escalated	\$33,170,274
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,432,313		\$1,660,195
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,083,054	Sales Tax Escalated	\$3,570,123
Construction Subtotal	\$33,161,630	Construction Subtotal Escalated	\$38,400,592

Equipment			
Equipment	\$1,823,990		
Sales Tax	\$186,959		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,010,949	Equipment Subtotal Escalated	\$2,330,892

Artwork			
Artwork Subtotal	\$232,650	Artwork Subtotal Escalated	\$232,650

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$228,278		
Project Administration Subtotal	\$228,278	Project Administration Subtotal Escalated	\$264,598

Other Costs			
Other Costs Subtotal	\$278,082	Other Costs Subtotal Escalated	\$307,281

Project Cost Estimate			
Total Project	\$40,727,353	Total Project Escalated	\$46,762,581
		Rounded Escalated Total	\$46,763,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$5,226,568		\$5,226,568		\$0
Construction					
Construction Subtotal	\$38,400,592		\$38,400,592		\$0
Equipment					
Equipment Subtotal	\$2,330,892		\$2,330,892		\$0
Artwork					
Artwork Subtotal	\$232,650		\$232,650		\$0
Agency Project Administration					
Project Administration Subtotal	\$264,598		\$264,598		\$0
Other Costs					
Other Costs Subtotal	\$307,281		\$307,281		\$0
Project Cost Estimate					
Total Project	\$46,762,581	\$0	\$46,762,581	\$0	\$0
	\$46,763,000	\$0	\$46,763,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are anticipated 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$73,050			
Environmental Analysis	\$28,535			
Predesign Study	\$228,278			
Other				
Insert Row Here				
Sub TOTAL	\$329,863	1.0161	\$335,174	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$2,029,762			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$2,029,762	1.0511	\$2,133,484	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$91,312			
Geotechnical Investigation	\$27,394			
Commissioning	\$51,363			
Site Survey	\$20,545			
Testing				
LEED Services	\$68,484			
Voice/Data Consultant	\$68,484			
Value Engineering	\$51,363			
Constructability Review	\$51,363			
Environmental Mitigation (EIS)				
Landscape Consultant	\$74,192			
ELCCA and Energy Modeling	\$91,312			
Reimbursables	\$22,828			
Interior Design/FF&E Support	\$62,777			
Instructional Media/A-V Design	\$74,192			
Renderings Modeling	\$17,122			
Interactive Cost estimating	\$51,363			
Insert Row Here				
Sub TOTAL	\$824,094	1.0511	\$866,206	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$911,922			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA/CO Services	\$228,278			
Materials Testing	\$91,312			
Independent Commissioning	\$85,605			
LEED Reporting	\$45,656			
Reimbursables for Bid & CA/CO	\$39,949			

Insert Row Here				
Sub TOTAL	\$1,402,722	1.1591	\$1,625,896	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$229,322			
Other				
Insert Row Here				
Sub TOTAL	\$229,322	1.1591	\$265,808	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,815,764		\$5,226,568	

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$181,961			
G20 - Site Improvements	\$217,151			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$79,898			
Contractors O & P	\$57,481			
15.8% lost buying power Dec-17 to Jun-22	\$84,766			
Insert Row Here				
Sub TOTAL	\$621,257	1.1050	\$686,489	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1050	\$0	
3) Facility Construction				
A10 - Foundations	\$194,631			
A20 - Basement Construction				
B10 - Superstructure	\$185,705			
B20 - Exterior Closure	\$2,354,383			
B30 - Roofing	\$653,756			
C10 - Interior Construction	\$2,128,947			
C20 - Stairs	\$82,181			
C30 - Interior Finishes	\$2,281,014			
D10 - Conveying	\$256,813			
D20 - Plumbing Systems	\$836,373			
D30 - HVAC Systems	\$4,257,894			
D40 - Fire Protection Systems	\$456,203			
D50 - Electrical Systems	\$4,576,433			
F10 - Special Construction				
F20 - Selective Demolition	\$955,196			
General Conditions	\$1,597,949			
Built-In Fixtures and Equipment	\$790,752			
Contractors O & P	\$2,592,985			
15.8% lost buying power Dec-17 to Jun-22	\$3,823,791			
Insert Row Here				

Insert Row Here			
Sub TOTAL	\$28,025,006	1.1591	\$32,483,785

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$28,646,263		\$33,170,274
	\$430		\$498 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,432,313		
Other			
Insert Row Here			
Sub TOTAL	\$1,432,313	1.1591	\$1,660,195

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1591	\$0

9) Sales Tax			
Sub TOTAL	\$3,083,054		\$3,570,123

CONSTRUCTION CONTRACTS TOTAL	\$33,161,630		\$38,400,592
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$759,996			
E20 - Furnishings	\$1,063,994			
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$1,823,990	1.1591	\$2,114,187	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1591	\$0	
3) Sales Tax				
Sub TOTAL	\$186,959		\$216,705	
EQUIPMENT TOTAL	\$2,010,949		\$2,330,892	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$232,650				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$232,650		NA	\$232,650	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$228,278				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$228,278</i>				
PROJECT MANAGEMENT TOTAL	\$228,278		1.1591	\$264,598	

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Cost Estimate Details

Other Costs

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$112,580				
Historic and Archeological Mitigation					
Permitting and Fees	\$165,502				
Insert Row Here					
OTHER COSTS TOTAL	\$278,082		1.1050	\$307,281	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	South Seattle College
Project Name	Rainier Hall Renovation
OFM Project Number	40000231 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	66,585	MACC per Gross Square Foot	\$6
Usable Square Feet	41,782	Escalated MACC per Gross Square Foot	\$7
Alt Gross Unit of Measure			
Space Efficiency	62.7%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	13.92%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	6000 16th Ave SW, Seattle WA 98106
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	October-22	Design End	March-24
Construction Start	July-24	Construction End	July-26
Construction Duration	24 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,043,956	Total Project Escalated	\$1,153,209
		Rounded Escalated Total	\$1,153,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$43,430		
Extra Services	\$22,828		
Other Services	\$19,512		
Design Services Contingency	\$4,288		
Consultant Services Subtotal	\$90,058	Consultant Services Subtotal Escalated	\$97,233

Construction			
Maximum Allowable Construction Cost (MACC)	\$430,636	Maximum Allowable Construction Cost (MACC) Escalated	\$475,854
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$21,532		\$24,958
Non-Taxable Items	\$0		\$0
Sales Tax	\$46,347	Sales Tax Escalated	\$51,333
Construction Subtotal	\$498,515	Construction Subtotal Escalated	\$552,145

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

Artwork			
Artwork Subtotal	\$5,737	Artwork Subtotal Escalated	\$5,737

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$22,828		
Project Administration Subtotal	\$22,828	Project Administration Subtotal Escalated	\$26,460

Other Costs			
Other Costs Subtotal	\$426,817	Other Costs Subtotal Escalated	\$471,633

Project Cost Estimate			
Total Project	\$1,043,956	Total Project Escalated	\$1,153,209
		Rounded Escalated Total	\$1,153,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$97,233		\$97,233		\$0
Construction					
Construction Subtotal	\$552,145		\$552,145		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$5,737		\$5,737		\$0
Agency Project Administration					
Project Administration Subtotal	\$26,460		\$26,460		\$0
Other Costs					
Other Costs Subtotal	\$471,633		\$471,633		\$0
Project Cost Estimate					
Total Project	\$1,153,209	\$0	\$1,153,208	\$0	\$1
	\$1,153,000	\$0	\$1,153,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are anticipated 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0161	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$43,430			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$43,430	1.0511	\$45,650	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$22,828			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$22,828	1.0511	\$23,995	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$19,512			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$19,512	1.1591	\$22,617	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$4,288			
Other				
Insert Row Here				
Sub TOTAL	\$4,288	1.1591	\$4,971	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$90,058		\$97,233

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities	\$149,523				
G40 - Site Electrical Utilities	\$102,612				
G60 - Other Site Construction					
15.8% lost buying power Dec-17 to Jun-22	\$39,838				
Insert Row Here					
Sub TOTAL	\$291,973		1.1050	\$322,631	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
General Conditions	\$79,898				
Contractors O & P	\$39,845				
15.8% lost buying power Dec-17 to Jun-22	\$18,920				
Insert Row Here					
Sub TOTAL	\$138,663		1.1050	\$153,223	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.1591	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$6

\$7 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$21,532"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$21,532"/>	<input type="text" value="1.1591"/>	<input type="text" value="\$24,958"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.1591"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1591	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1591	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
EQUIPMENT TOTAL	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$5,737				
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,737		NA	\$5,737	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$22,828				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$22,828</i>				
PROJECT MANAGEMENT TOTAL	\$22,828		1.1591	\$26,460	

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	\$13,697				
Seattle City Light Transformer Replacement	\$413,120				includes transformer, permit and connection fees
Insert Row Here					
OTHER COSTS TOTAL	\$426,817		1.1050	\$471,633	

Green cells must be filled in by user

C-100(2022)
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: South Seattle College: Rainier Hall Renovation

OFM project number: 40000231 **Legislative district(s):** 11, 34

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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Career Link	Career Link		
Running Start	Running Start		
Student Services	Student Services		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:06PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

Starting Fiscal Year: 2020

Project Class: Preservation

Agency Priority: 29

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

The following 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.

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 mix 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:06PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

(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 removed safety hazards.

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 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. 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 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:06PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

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 to 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 a 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 original construction from 1978 and is outdated for today's educational used. 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 provided increase space needs for currently deficient areas (library and basic skills labs)
- Existing area is fully occupied. The functions would need to be temporary 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.

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]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

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Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

The projects 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 C 100]

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. [See proposal section 7.4.2]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:06PM

Project Number: 40000294

Project Title: Seattle Central: Broadway Achievement Center

Description

The project includes the following best practices for Best Practices to Reduce Greenhouse Gas Emissions:

- a) Above code HVAC efficiency
- b) Use natural gas instead of electricity for heating
- 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) 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 it's Broadway Performance Hall (BPH) Building and also 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 with the schools 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project greatly expands facilities, programs and services for the underrepresented communities in downtown Seattle. The project expands opportunities for all students but especially underrepresented students by adding eight new modern classrooms for its Basic and Transitional Studies program which directly serves underrepresented students. In addition, adding useable square footage to the Library and Learning Resource Center and creating better access for the student body to the main Broadway Edison Building.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The renovation and expansion of the BPH will improve service delivery. By expanding access and involvement for our under-represented community there are no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: 043

Project Type

Remodel/Renovate/Modernize (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:06PM

Project Number: 40000294

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	31,995,000				31,995,000
147-6	HE Plant Accounts-Non-Appropriate	3,000,000				3,000,000
	Total	34,995,000	0	0	0	34,995,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	0	0	0	0

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	1,748	20,980	20,980	20,980	20,980
	Total	1,748	20,980	20,980	20,980	20,980

Narrative

2,406 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Jun-26). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Seattle Central College
Project Name	Broadway Achievement Center
OFM Project Number	40000294 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	43,580	MACC per Gross Square Foot	\$424
Usable Square Feet	25,385	Escalated MACC per Gross Square Foot	\$521
Alt Gross Unit of Measure			
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.29%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	1625 Broadway, Seattle WA 98122
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	renovating A02918 (Broadway Performance Hall)
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	May-24	Design End	September-25
Construction Start	December-25	Construction End	July-27
Construction Duration	19 Months		

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Project Cost Estimate

Total Project	\$27,918,737	Total Project Escalated	\$33,973,312
		Rounded Escalated Total	\$33,973,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$85,800		
Design Phase Services	\$1,377,645		
Extra Services	\$1,189,988		
Other Services	\$939,796		
Design Services Contingency	\$179,661		
Consultant Services Subtotal	\$3,772,890	Consultant Services Subtotal Escalated	\$4,374,644

Construction			
Maximum Allowable Construction Cost (MACC)	\$18,479,212	Maximum Allowable Construction Cost (MACC) Escalated	\$22,688,280
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$923,961		\$1,134,717
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,988,825	Sales Tax Escalated	\$2,441,857
Construction Subtotal	\$21,391,998	Construction Subtotal Escalated	\$26,264,854

Equipment			
Equipment	\$1,943,001		
Sales Tax	\$199,158		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,142,159	Equipment Subtotal Escalated	\$2,630,786

Artwork			
Artwork Subtotal	\$154,096	Artwork Subtotal Escalated	\$154,096

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$171,599		
Project Administration Subtotal	\$171,599	Project Administration Subtotal Escalated	\$210,741

Other Costs			
Other Costs Subtotal	\$285,996	Other Costs Subtotal Escalated	\$338,191

Project Cost Estimate			
Total Project	\$27,918,737	Total Project Escalated	\$33,973,312
		Rounded Escalated Total	\$33,973,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,374,644		\$4,374,644		\$0
Construction					
Construction Subtotal	\$26,264,854		\$26,264,854		\$0
Equipment					
Equipment Subtotal	\$2,630,786		\$2,630,786		\$0
Artwork					
Artwork Subtotal	\$154,096		\$154,096		\$0
Agency Project Administration					
Project Administration Subtotal	\$210,741		\$210,741		\$0
Other Costs					
Other Costs Subtotal	\$338,191		\$338,191		\$0
Project Cost Estimate					
Total Project	\$33,973,312	\$0	\$33,973,312	\$0	\$0
	\$33,973,000	\$0	\$33,973,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$28,601			
Environmental Analysis				
Predesign Study				
As-Built Drawings/Verification	\$57,199			
Insert Row Here				
Sub TOTAL	\$85,800	1.0961	\$94,046	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,377,645			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,377,645	1.1317	\$1,559,081	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$39,404			
Geotechnical Investigation	\$28,146			
Commissioning	\$39,404			
Site Survey	\$39,404			
Testing	\$112,580			
LEED Services	\$84,436			
Voice/Data Consultant	\$39,404			
Value Engineering	\$56,290			
Constructability Review	\$61,920			
Environmental Mitigation (EIS)				
Landscape Consultant				
ELCCA	\$56,290			
LCCT	\$84,436			
Reimburseables incl Reprographics prior to bid	\$28,146			
Advertising	\$2,252			
Traffic analysis				
Envelope Consultant	\$45,033			
Interior Design				
Acoustic Design	\$39,404			
Security Consultant	\$33,774			
Audio Visual Consultant	\$56,290			
Cost and Scheduling	\$61,920			
Value Engineering Participation	\$45,033			
Constructability Review Participation	\$39,404			
Environmental Graphics/Signage	\$28,146			
Lighting Consultant	\$39,404			
Historic Preservation Consultant	\$84,436			
Door Hardware Consultant	\$11,258			

SEPA/Land Use	\$33,774				
Safety/Security Mitigation per Master Plan Approval	TBD				Cost/Scope for mitigation to be determined upon final City approval of Master Plan
Sub TOTAL	\$1,189,988	1.1317	\$1,346,710	Escalated to Mid-Design	
4) Other Services					
Bid/Construction/Closeout	\$618,942				31% of A/E Basic Services
HVAC Balancing					
Staffing					
Commissioning and Training	\$112,580				
LEED Reporting and Monitoring	\$73,177				
Reimburseables/Reprographics for bid and construction	\$50,661				
Construction Materials Testing	\$84,436				
Insert Row Here					
Sub TOTAL	\$939,796	1.2281	\$1,154,164	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$179,661				
Other					
Insert Row Here					
Sub TOTAL	\$179,661	1.2281	\$220,643	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$3,772,890		\$4,374,644		

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Site Development/Restoration Allowance	\$114,400			
15.8% lost buying power Dec-17 to Jun-22	\$18,076			
Insert Row Here				
Sub TOTAL	\$132,476	1.1825	\$156,653	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1825	\$0	
3) Facility Construction				
A10 - Foundations	\$408,589			
A20 - Basement Construction				
B10 - Superstructure	\$1,760,869			
B20 - Exterior Closure	\$514,557			
B30 - Roofing	\$94,538			
C10 - Interior Construction	\$1,713,944			
C20 - Stairs	\$259,730			
C30 - Interior Finishes	\$1,433,150			
D10 - Conveying	\$372,010			
D20 - Plumbing Systems	\$557,337			
D30 - HVAC Systems	\$2,229,345			
D40 - Fire Protection Systems	\$278,669			
D50 - Electrical Systems	\$2,263,163			
F10 - Special Construction				
F20 - Selective Demolition	\$792,465			
General Conditions	\$1,995,322			
Building Connector	\$1,169,781			
Safety/Security Mitigation per Master Plan Approval	TBD			Cost/Scope for mitigation to be determined upon final City approval of Master Plan

15.8% lost buying power Dec-17 to Jun-22	\$2,503,267		
Insert Row Here			
Sub TOTAL	\$18,346,736	1.2281	\$22,531,627

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$18,479,212		\$22,688,280
	\$424		\$521 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$923,961		
Other			
Insert Row Here			
Sub TOTAL	\$923,961	1.2281	\$1,134,717

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2281	\$0

9) Sales Tax			
Sub TOTAL	\$1,988,825		\$2,441,857

CONSTRUCTION CONTRACTS TOTAL	\$21,391,998		\$26,264,854
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$623,186				
E20 - Furnishings	\$747,822				
F10 - Special Construction					
IT Equip/computers/printers	\$571,993				
Insert Row Here					
Sub TOTAL	\$1,943,001		1.2281	\$2,386,200	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2281	\$0	
3) Sales Tax					
Sub TOTAL	\$199,158			\$244,586	
EQUIPMENT TOTAL					
	\$2,142,159			\$2,630,786	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$169,096				
Reduce for \$3,000,000 in local funds	-\$15,000				
Insert Row Here					
ARTWORK TOTAL	\$154,096		NA	\$154,096	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$171,599				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$171,599</i>				
PROJECT MANAGEMENT TOTAL	\$171,599		1.2281	\$210,741	

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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					
Permit and Plan Review Fees	\$285,996				
Insert Row Here					
OTHER COSTS TOTAL	\$285,996		1.1825	\$338,191	

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C-100(2022)
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 2022

Agency	Seattle Central College
Project Name	Broadway Achievement Center
OFM Project Number	40000294 Infrastructure only (see separate C100 for Building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	43,580	MACC per Gross Square Foot	\$13
Usable Square Feet	25,385	Escalated MACC per Gross Square Foot	\$16
Alt Gross Unit of Measure			
Space Efficiency	58.2%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	13.71%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	1625 Broadway, Seattle WA 98122
Contingency Rate	5%		
Base Month (Estimate Date)	June-21	OFM UFI# (from FPMT, if available)	renovating A02918 (Broadway Performance Hall)
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	May-24	Design End	September-25
Construction Start	December-25	Construction End	July-27
Construction Duration	19 Months		

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Project Cost Estimate

Total Project	\$827,974	Total Project Escalated	\$1,022,180
		Rounded Escalated Total	\$1,022,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$56,932		
Extra Services	\$69,281		
Other Services	\$25,578		
Design Services Contingency	\$7,590		
Consultant Services Subtotal	\$159,380	Consultant Services Subtotal Escalated	\$192,568

Construction			
Maximum Allowable Construction Cost (MACC)	\$573,163	Maximum Allowable Construction Cost (MACC) Escalated	\$710,952
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$28,658		\$36,918
Non-Taxable Items	\$0		\$0
Sales Tax	\$61,687	Sales Tax Escalated	\$76,657
Construction Subtotal	\$663,508	Construction Subtotal Escalated	\$824,527

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

Artwork			
Artwork Subtotal	\$5,085	Artwork Subtotal Escalated	\$5,085

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$827,974	Total Project Escalated	\$1,022,180
		Rounded Escalated Total	\$1,022,000



Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$192,568		\$192,568		\$0
Construction					
Construction Subtotal	\$824,527		\$824,527		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$5,085		\$5,085		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,022,180	\$0	\$1,022,180	\$0	\$0
	\$1,022,000	\$0	\$1,022,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1498	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$56,932			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$56,932	1.1872	\$67,590	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$69,281			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$69,281	1.1872	\$82,251	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$25,578			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$25,578	1.2882	\$32,950	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,590			
Other				
Insert Row Here				
Sub TOTAL	\$7,590	1.2882	\$9,777	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$159,380		\$192,568

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$59,737				
G20 - Site Improvements	\$85,338				
G30 - Site Mechanical Utilities	\$131,420				
G40 - Site Electrical Utilities	\$163,848				
G60 - Other Site Construction					
General Requirements	\$54,616				
15.8% lost buying power Dec-17 to Jun-22	\$78,204				
Insert Row Here					
Sub TOTAL	\$573,163		1.2404	\$710,952	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2404	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2882	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$13

\$16 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$28,658"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$28,658"/>	<input type="text" value="1.2882"/>	<input type="text" value="\$36,918"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.2882"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2882	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2882	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$5,085				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,085		NA	\$5,085	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2882	\$0	

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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					
OTHER COSTS TOTAL	\$0		1.2404	\$0	

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C-100(2022)
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: Seattle Central College: Broadway Achievement Center

OFM project number: 40000294 **Legislative district(s):** 36, 37, 43

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:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Basic and Transitional Studies	Basic and Transitional Studies		
Library Resource Center	Library Resource Center		
Auditorium	Auditorium		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:07PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

Starting Fiscal Year: 2022

Project Class: Preservation

Agency Priority: 30

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

The following 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.

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 51 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 uninhabitable 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.

1. What will the request produce or construct (predesign/design of a building, additional space, etc.)?. [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 nursing simulation center that engages the service district into a collaborative, student -centric learning environment. The facility will be called Prior Kendall Hall.

2. 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.

The predesign will start July 2021 and end December 2021. The design will start January 2022 and end April 2023.

Construction will start July 2023 and end April 2025. The cost details are provided on the attached C -100.

2. How would the request address the problem or opportunity identified in question 1? [See proposal section 1.1]

Underserved Population

YVC's service district is predominantly rural. The economy of the region is focused on agriculture, food processing, aerospace, and healthcare industries. 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. Eighty-three percent of students attending YVC in the 2017-2018 academic year were the first in their family to attend college. Forty percent speak a language other than English, and over 48% are of Hispanic or Latinx descent. Additionally, the service district has a poverty level of 19% compared to the state of Washington poverty level of 12.2%. Seventy-three percent of its service district are high school graduates compared to the state of Washington high school graduate rate of 90.8%. Most shocking is that only 15.9% of Yakima County's population has earned a bachelor's degree or higher, compared to the state of Washington average of 34.5%.

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,

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:07PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

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 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 40% 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. Faculty agreed that the largely first -generation student population needs more than just a referral for services; students need to be able to meet with advisors that they trust, who will help them navigate resources and prepare materials. 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.

ADN and LPN Program Demand

The number of students entering the Associate Degree in Nursing (ADN) program for the Spring quarter of 2020 is increasing by 50%. Additionally, the College is starting a new LPN program and is estimating 70 additional FTEs. Demand for nurses in the service district is increasing 1.8% annually. Over the last 12 months there have been 638 unique nursing job postings. The shortage of nurses in Yakima County is unmatched in the state of Washington only by King County. The College needs additional high-quality simulated laboratory environments to house these growing programs. Supportive environments that encourage teamwork and mentorship are most effective in raising student outcomes. The design will mimic a clinical setting and provide nearby informal areas for group discussions and student to reflect.

Networking with Business and Industry - Eliminating the Skills Gap

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:07PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

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.

3. What would be the result of not taking action ? [See proposal section 3.1]

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 Facility Condition Report, 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 ADN and LPN programs will be forced to operate in crowded conditions on a schedule that is largely determined by space availability. The nursing program will not be able to produce enough graduates to meet the needs of the service district and educational attainment will continue to suffer.

4. What alternatives were explored ? [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 on 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 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 ADN and LPN programs.

3. 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.

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 ADN and new LPN program. An innovative Career and Technology Learning Commons will be located adjacent to a lobby erving 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,

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:07PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

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.

4. Which clientele would be impacted by the budget request ?

Students, their families, and the community served by the Yakima Valley College.

5. Where and how many units would be added, people or communities served, etc.

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 lecture. 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. ADN and LPN Simulation Center is anticipated to serve an additional 70 FTE.

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 projects is to be funded through general obligation bonds appropriated through the state's capital budget. There is no local funding in the project.

5. 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. [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.

7. 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.

8. 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.

9. How does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate. [See proposal Appendix A]

The project includes 12 of the best practices to reduce greenhouse gas emissions.

10. 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 (50+ years) buildings with one modern and more technically advanced building. It will support the nursing program 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

699 - Community and Technical College System
 Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:07PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Description

from a largely white, high school–educated population to a largely Hispanic, less academically educated population. This trend is expected to continue. Eighty-three percent of students attending Yakima Valley College in the 2017–18 academic year were the first in their family to attend college. Forty percent speak a language other than English, and over 48% are of Hispanic or Latinx descent.

11. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Yakima Valley College serves the middle eastern side of Washington State touching several counties including Yakima County. The College serves a large portion of the underrepresented community. The area served has a poverty level of 19% compared to the State’s average of about 12%. Seventy-three percent of its service area are high school graduates compared to the State’s average graduate rate of about 91%. And only 15.9% of Yakima County’s population has earned a bachelor’s degree or higher, compared to the State’s average of 34.5%. Creating modern classrooms and labs assist in providing a quality education to these social groups who have traditionally been underserved.

12. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project expands access and involvement for our under -represented community has no foreseeable negative consequences. However, should there be an unforeseen negative consequence, we will continue to follow Governor Inslee’s Executive Order 21-20, and “take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources.”

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	28,275,000				28,275,000
	Total	28,275,000	0	0	0	28,275,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:07PM

Project Number: 40000506

Project Title: Yakima Valley: Prior-Kendall Hall Replacement

Funding

Total	0	0	0	0
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Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Yakima Valley College
Project Name	Prior-Kendall Hall Replacement
OFM Project Number	40000506

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	40,177	MACC per Gross Square Foot	\$448
Usable Square Feet	31,854	Escalated MACC per Gross Square Foot	\$509
Alt Gross Unit of Measure			
Space Efficiency	79.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.32%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.30%	Location Used for Tax Rate	1015 S 16th Ave, Yakima WA 98902
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish A03623 (Kendall), A03366 (Prior)
Project Administered By	DES		

Schedule

Predesign Start	May-22	Predesign End	October-22
Design Start	November-22	Design End	January-24
Construction Start	April-24	Construction End	January-26
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$25,082,134	Total Project Escalated	\$28,274,922
		Rounded Escalated Total	\$28,275,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$185,489		
Design Phase Services	\$1,106,086		
Extra Services	\$644,972		
Other Services	\$808,018		
Design Services Contingency	\$137,228		
Consultant Services Subtotal	\$2,881,793	Consultant Services Subtotal Escalated	\$3,102,455

Construction			
Maximum Allowable Construction Cost (MACC)	\$18,017,175	Maximum Allowable Construction Cost (MACC) Escalated	\$20,465,332
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$900,859		\$1,025,628
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,570,197	Sales Tax Escalated	\$1,783,750
Construction Subtotal	\$20,488,231	Construction Subtotal Escalated	\$23,274,710

Equipment			
Equipment	\$818,334		
Sales Tax	\$67,922		
Non-Taxable Items	\$0		
Equipment Subtotal	\$886,256	Equipment Subtotal Escalated	\$1,009,003

Artwork			
Artwork Subtotal	\$140,671	Artwork Subtotal Escalated	\$140,671

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$685,183	Other Costs Subtotal Escalated	\$748,083

Project Cost Estimate			
Total Project	\$25,082,134	Total Project Escalated	\$28,274,922
		Rounded Escalated Total	\$28,275,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,102,455		\$3,102,455		\$0
Construction					
Construction Subtotal	\$23,274,710		\$23,274,710		\$0
Equipment					
Equipment Subtotal	\$1,009,003		\$1,009,003		\$0
Artwork					
Artwork Subtotal	\$140,671		\$140,671		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$748,083		\$748,083		\$0
Project Cost Estimate					
Total Project	\$28,274,922	\$0	\$28,274,922	\$0	\$0
	\$28,275,000	\$0	\$28,275,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$185,489			
Insert Row Here				
Sub TOTAL	\$185,489	1.0203	\$189,255	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$955,512			69% of A/E Basic Services
A/E Reimbursable Expenses	\$150,574			
Insert Row Here				
Sub TOTAL	\$1,106,086	1.0491	\$1,160,395	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$16,368			
Geotechnical Investigation	\$25,642			
Commissioning	\$38,190			
Site Survey	\$20,186			
Testing	\$6,111			
LEED Services	\$92,745			
Voice/Data Consultant	\$15,822			
Value Engineering	\$65,467			
Constructability Review	\$65,467			
Environmental Mitigation (EIS)				
Landscape Consultant	\$20,186			
Sound/Lighting/Audio-Visual	\$50,191			
Acoustics/Assembly	\$26,188			
Security/Alarm	\$13,094			
Interior Design	\$38,190			
ELCCA	\$34,916			
LCCT	\$26,188			
BIM/Computer Modeling	\$16,368			
Energy/Envelope	\$24,551			
Cost Estimating	\$32,734			
Staging/Rigging	\$16,368			
Insert Row Here				
Sub TOTAL	\$644,972	1.0491	\$676,641	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$429,288			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Civil (Above Basic Services)	\$7,092			

Landscape Consultant	\$9,275			
Acoustic Consultant	\$6,547			
Energy/Envelope Consultant	\$2,729			
Sound/Lighting/Audio-Visual	\$10,366			
Commissioning	\$98,200			
Special Testing	\$196,400			
Staging/Rigging	\$3,820			
Interior Design	\$6,111			
LEED	\$38,190			
Insert Row Here				
Sub TOTAL	\$808,018	1.1385	\$919,929	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$137,228			
Other				
Insert Row Here				
Sub TOTAL	\$137,228	1.1385	\$156,235	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,881,793		\$3,102,455	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$138,871				
G20 - Site Improvements	\$392,080				
G30 - Site Mechanical Utilities	\$94,399				
G40 - Site Electrical Utilities	\$92,249				
G60 - Other Site Construction					
11.3% lost buying power Dec-19 to Jun-22	\$81,089				
Insert Row Here					
Sub TOTAL	\$798,688		1.0918	\$872,008	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation	\$190,945				
Stormwater Retention/Detention					
11.3% lost buying power Dec-19 to Jun-22	\$21,577				
Insert Row Here					
Sub TOTAL	\$212,522		1.0918	\$232,032	
3) Facility Construction					
A10 - Foundations	\$545,976				
A20 - Basement Construction	\$171,831				
B10 - Superstructure	\$1,720,549				
B20 - Exterior Closure	\$1,605,640				
B30 - Roofing	\$775,756				
C10 - Interior Construction	\$1,467,925				
C20 - Stairs	\$119,052				
C30 - Interior Finishes	\$783,458				
D10 - Conveying	\$64,485				
D20 - Plumbing Systems	\$854,079				
D30 - HVAC Systems	\$3,000,769				
D40 - Fire Protection Systems	\$231,365				
D50 - Electrical Systems	\$1,961,805				
F10 - Special Construction	\$628,371				
F20 - Selective Demolition					
General Conditions	\$647,972				
Other - unidentified	\$700,361				
11.3% lost buying power Dec-19 to Jun-22	\$1,726,571				
Insert Row Here					
Sub TOTAL	\$17,005,965		1.1385	\$19,361,292	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$448

\$509 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

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
1) Equipment					
E10 - Equipment	\$534,645				
E20 - Furnishings	\$283,689				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$818,334		1.1385	\$931,674	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1385	\$0	
3) Sales Tax					
Sub TOTAL	\$67,922			\$77,329	
EQUIPMENT TOTAL					
	\$886,256			\$1,009,003	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$140,671				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$140,671		NA	\$140,671	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1385	\$0	

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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					
Demolition	\$685,183				
Insert Row Here					
OTHER COSTS TOTAL	\$685,183		1.0918	\$748,083	

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C-100(2022)
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: Yakima Valley College: Prior-Kendall Hall Replacement

OFM project number: 40000506 **Legislative district(s):** 14, 15

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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2019</i>	<i>September 2021</i>	<i>TBD</i>	<i>TBD</i>
Music	Music		
Drama	Drama		
Nursing	Nursing		
Innovative Career & Technology Learning Commons	Innovative Career & Technology Learning Commons		
Auditorium	Auditorium		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:10PM

Project Number: 40000592

Project Title: Tacoma: Student Support Center

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 32

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 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,

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:10PM

Project Number: 40000592

Project Title: Tacoma: Student Support Center

Description

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 Type 2 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 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 C 100]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:10PM

Project Number: 40000592

Project Title: Tacoma: Student Support Center

Description

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. [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) Use natural gas instead of electricity for heating
- 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).

Pierce County is a fairly 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.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Tacoma CC recently polled student and some of the feedback was a desire for a more welcoming social experience, more study spaces, more computer labs, a better sense of belonging. Under-represented communities feel ever more exclusion when this sentiment is expressed in student polls. This project will consolidate services such as academic advising, counseling, access services, Basic Education for Adults, Community Partnerships, Running Start, Multicultural Resource Center, Diversity, Equity and Inclusion office, and many more providing necessary services for under-represented students in one location.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Consolidating student services has many advantages. Not only does it provide improved wayfinding and enable more streamlined business processes, but it also reduces barriers. It allows important student services and support groups to be in the same location fostering a sense of "belonging" and promoting collaboration and innovation. Many of these services are

699 - Community and Technical College System
 Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:10PM

Project Number: 40000592

Project Title: Tacoma: Student Support Center

Description

critical to the success of underserved and excluded population. This project is dedicated to meeting those institutional goals.

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	35,421,000				35,421,000
	Total	35,421,000	0	0	0	35,421,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee		0.1	0.1	0.1	0.1
001-1	General Fund-State	2,790	11,162	11,162	11,162	11,162
	Total	2,790	11,162	11,162	11,162	11,162

Narrative

1,280 net new square feet at \$8.72/Net-new-GSF/year starting at end of construction (Apr-27). FTE equals operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Tacoma Community College
Project Name	Student Support Center
OFM Project Number	40000592 Building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	51,870	MACC per Gross Square Foot	\$390
Usable Square Feet	34,950	Escalated MACC per Gross Square Foot	\$470
Alt Gross Unit of Measure			
Space Efficiency	67.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.18%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	6501 S 19th St, Tacoma 98466
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A05550, A05826, A08915, A08782
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$28,236,213	Total Project Escalated	\$33,774,702
		Rounded Escalated Total	\$33,775,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$299,780		
Design Phase Services	\$1,052,684		
Extra Services	\$896,289		
Other Services	\$615,213		
Design Services Contingency	\$143,198		
Consultant Services Subtotal	\$3,007,165	Consultant Services Subtotal Escalated	\$3,415,075

Construction			
Maximum Allowable Construction Cost (MACC)	\$20,236,495	Maximum Allowable Construction Cost (MACC) Escalated	\$24,375,461
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,011,825		\$1,222,892
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,188,577	Sales Tax Escalated	\$2,636,630
Construction Subtotal	\$23,436,897	Construction Subtotal Escalated	\$28,234,983

Equipment			
Equipment	\$1,357,292		
Sales Tax	\$139,801		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,497,093	Equipment Subtotal Escalated	\$1,809,388

Artwork			
Artwork Subtotal	\$168,033	Artwork Subtotal Escalated	\$168,033

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$127,025	Other Costs Subtotal Escalated	\$147,222

Project Cost Estimate			
Total Project	\$28,236,213	Total Project Escalated	\$33,774,702
		Rounded Escalated Total	\$33,775,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,415,075		\$3,415,075		\$0
Construction					
Construction Subtotal	\$28,234,983		\$28,234,983		\$0
Equipment					
Equipment Subtotal	\$1,809,388		\$1,809,388		\$0
Artwork					
Artwork Subtotal	\$168,033		\$168,033		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$147,222		\$147,222		\$0
Project Cost Estimate					
Total Project	\$33,774,702	\$0	\$33,774,701	\$0	\$1
	\$33,775,000	\$0	\$33,775,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction for the building.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$254,050			
Student Engagement for Students	\$22,865			
Student Engagement Coordination	\$22,865			
Insert Row Here				
Sub TOTAL	\$299,780	1.0788	\$323,403	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,052,684			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,052,684	1.1160	\$1,174,796	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$76,215			
Geotechnical Investigation	\$25,405			
Commissioning	\$20,324			
Site Survey	\$25,405			
Testing	\$10,162			
LEED Services	\$71,134			
Voice/Data Consultant	\$30,486			
Value Engineering	\$40,648			
Constructability Review	\$40,648			
Environmental Mitigation (EIS)	\$10,162			
Landscape Consultant	\$76,215			
ELCCA	\$50,810			
LCCT	\$20,324			
Reimbursables inc Reprographics prior to bid	\$20,324			
Advertising	\$2,033			
Hazardous Materials Consultant	\$30,486			
Acoustic Design	\$30,486			
Interior Design	\$50,810			
Security Consultant	\$30,486			
Audio Visual Consultant	\$30,486			
Value Engineering Participation	\$35,567			
Constructability Review Participation	\$35,567			
Environmental Graphics/Signage	\$25,405			
Cost and Scheduling	\$25,405			
Door Hardware Consultant	\$10,162			
Envelope Consultant	\$40,648			
SEPA/Land Use	\$30,486			

Insert Row Here					
Sub TOTAL		\$896,289	1.1160	\$1,000,259	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout		\$472,945			31% of A/E Basic Services
HVAC Balancing					
Staffing					
Commissioning & Training		\$50,810			
LEED Reporting & Monitoring		\$20,324			
Reimbursables/Reprographics for bid and construction		\$20,324			
Construction Materials Testing		\$50,810			
Insert Row Here					
Sub TOTAL		\$615,213	1.2086	\$743,547	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency		\$143,198			
Other					
Insert Row Here					
Sub TOTAL		\$143,198	1.2086	\$173,070	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL		\$3,007,165		\$3,415,075	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$957,220				
G20 - Site Improvements	\$330,348				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$35,567				
G60 - Other Site Construction					
General Conditions	\$138,268				
General Contractor Fee, Bonds & Insurance	\$102,298				
6.2% lost buying power Dec-21 to Jun-22	\$96,950				
Insert Row Here					
Sub TOTAL	\$1,660,651		1.1590	\$1,924,695	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations	\$593,669				
A20 - Basement Construction	\$392,444				
B10 - Superstructure	\$2,130,577				
B20 - Exterior Closure	\$1,674,569				
B30 - Roofing	\$732,197				
C10 - Interior Construction	\$1,269,901				
C20 - Stairs	\$166,637				
C30 - Interior Finishes	\$937,844				
D10 - Conveying	\$152,430				
D20 - Plumbing Systems	\$700,912				
D30 - HVAC Systems	\$2,714,057				
D40 - Fire Protection Systems	\$222,395				
D50 - Electrical Systems	\$2,687,707				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,546,646				
E10 - Equipment Installed by Contractor	\$27,641				

E20 - Equipment Installed by Contractor	\$397,457		
General Contractor Fee, Bonds & Insurance	\$1,144,296		
6.2% lost buying power Dec-21 to Jun-22	\$1,084,465		
Insert Row Here			
Sub TOTAL	\$18,575,844	1.2086	\$22,450,766

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$20,236,495	\$24,375,461
	\$390	\$470 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,011,825		
Other			
Insert Row Here			
Sub TOTAL	\$1,011,825	1.2086	\$1,222,892

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

9) Sales Tax

Sub TOTAL	\$2,188,577	\$2,636,630
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CONSTRUCTION CONTRACTS TOTAL	\$23,436,897	\$28,234,983
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$448,038				
E20 - Furnishings	\$632,524				
F10 - Special Construction					
A/V Systems	\$131,776				
Telecom/Data Cabling/Equipment	\$144,954				
Insert Row Here					
Sub TOTAL	\$1,357,292		1.2086	\$1,640,424	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$139,801			\$168,964	
EQUIPMENT TOTAL					
	\$1,497,093			\$1,809,388	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$168,033				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$168,033		NA	\$168,033	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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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					
Permit and Plan Review Fees	\$127,025				
Insert Row Here					
OTHER COSTS TOTAL	\$127,025		1.1590	\$147,222	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Tacoma Community College
Project Name	Student Support Center
OFM Project Number	40000592 Infrastructure only (see separate C100 for Building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	51,870	MACC per Gross Square Foot	\$20
Usable Square Feet	34,950	Escalated MACC per Gross Square Foot	\$23
Alt Gross Unit of Measure			
Space Efficiency	67.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.22%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	6501 S 19th St, Tacoma 98466
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A05550, A05826, A08915, A08782
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$1,422,605	Total Project Escalated	\$1,645,954
		Rounded Escalated Total	\$1,646,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$77,748		
Extra Services	\$76,215		
Other Services	\$34,930		
Design Services Contingency	\$9,445		
Consultant Services Subtotal	\$198,337	Consultant Services Subtotal Escalated	\$225,455

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,050,019	Maximum Allowable Construction Cost (MACC) Escalated	\$1,216,973
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$52,501		\$63,453
Non-Taxable Items	\$0		\$0
Sales Tax	\$113,560	Sales Tax Escalated	\$131,884
Construction Subtotal	\$1,216,080	Construction Subtotal Escalated	\$1,412,310

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

Artwork			
Artwork Subtotal	\$8,189	Artwork Subtotal Escalated	\$8,189

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$1,422,605	Total Project Escalated	\$1,645,954
		Rounded Escalated Total	\$1,646,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$225,455		\$225,455		\$0
Construction					
Construction Subtotal	\$1,412,310		\$1,412,310		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$8,189		\$8,189		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,645,954	\$0	\$1,645,954	\$0	\$0
	\$1,646,000	\$0	\$1,646,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction for the infrastructure to supporting the building
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$77,748			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$77,748	1.1160	\$86,767	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$76,215			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$76,215	1.1160	\$85,056	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$34,930			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$34,930	1.2086	\$42,217	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$9,445			
Other				
Insert Row Here				
Sub TOTAL	\$9,445	1.2086	\$11,415	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$198,337		\$225,455

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements	\$33,332			
G30 - Site Mechanical Utilities	\$699,116			
G40 - Site Electrical Utilities	\$104,161			
G60 - Other Site Construction				
General Conditions	\$87,426			
General Contractor Fee, Bonds & Insurance	\$64,683			
6.2% lost buying power Dec-21 to Jun-22	\$61,301			
Insert Row Here				
Sub TOTAL	\$1,050,019	1.1590	\$1,216,973	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.2086	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$20

\$23 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,189				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,189		NA	\$8,189	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

Green cells must be filled in by user

C-100(2022)
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: Tacoma – Student Support Center

OFM project number: 40000592 **Legislative district(s):** 28

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • Academic Advising • Access Services • Basic Needs Services • BEdA (Basic Education for Adults) • Career Center • College Housing Assistance Program (CHAP) • Community Partnerships • Counseling 	<ul style="list-style-type: none"> • Academic Advising • Access Services • Basic Needs Services • BEdA (Basic Education for Adults) • Career Center • College Housing Assistance Program (CHAP) • Community Partnerships • Counseling 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> • Fresh Start • International Programs • Max and Margi Harned Titan Food Pantry • Multicultural Resource Center • Office of Equity, Diversity, an Inclusion • Re-entry Program • Running Start • Office of Student Engagement • Tacoma Community College Foundation Student Emergency Fund • Veterans' Services • Workforce Education 	<ul style="list-style-type: none"> • Fresh Start • International Programs • Max and Margi Harned Titan Food Pantry • Multicultural Resource Center • Office of Equity, Diversity, an Inclusion • Re-entry Program • Running Start • Office of Student Engagement • Tacoma Community College Foundation Student Emergency Fund • Veterans' Services • Workforce Education 		
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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:12PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science & Agriculture

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 34

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". Fifty-three percent (53%) of the population is Hispanic/Latinx while forty -four percent (44%) 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.

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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:12PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science & Agriculture

Description

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 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 attached C 100]

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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:12PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science & Agriculture

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. [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 natural gas instead of electricity for heating
- 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) Trees and vegetation planted to directly shade building
- l) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements
- m) 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 53% 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This new Center for Applied Science and Agriculture (CASA) will educate and train students for employment in growing industries within the region. It will also complement existing programs such as STEM, Guided Pathways, I -BEST and other Career Launch programs. Most importantly it will host an expanded Math program that will target students of color who have historically not received the same level of education as their white peers. I -BEST serves ELA students to move more quickly to certs. Guided Pathways support students in the STEM pathways using I -BEST and Career Launch programs.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project replaces existing facilities that are way beyond their useful life, do not meet modern safety and access issues and are very energy inefficient. In addition, this project centrally locates related academic department that will provide better resources and amenities for all students and especially for students of color who make up the majority of the student body.

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

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.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:12PM

Project Number: 40000581

Project Title: Columbia Basin: Center for Applied Science & Agriculture

Description

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	49,840,000				49,840,000
	Total	49,840,000	0	0	0	49,840,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Columbia Basin College
Project Name	Center for Applied Sciences and Agriculture
OFM Project Number	40000581 Building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	70,000	MACC per Gross Square Foot	\$433
Usable Square Feet	58,333	Escalated MACC per Gross Square Foot	\$522
Alt Gross Unit of Measure			
Space Efficiency	83.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.72%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	2600 N 20th Ave Pasco 99301
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A00666, A04608, A06781, A07717, A06803, A08921, A08501, A08655
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	March-24	Design End	April-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$39,818,906	Total Project Escalated	\$47,753,956
		Rounded Escalated Total	\$47,754,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$357,703		
Design Phase Services	\$1,475,202		
Extra Services	\$969,457		
Other Services	\$926,984		
Design Services Contingency	\$186,467		
Consultant Services Subtotal	\$3,915,813		

Construction			
Maximum Allowable Construction Cost (MACC)	\$30,300,078	Maximum Allowable Construction Cost (MACC) Escalated	\$36,573,163
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,515,004		\$1,831,034
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,767,912	Sales Tax Escalated	\$3,341,165
Construction Subtotal	\$34,582,994	Construction Subtotal Escalated	\$41,745,362

Equipment			
Equipment	\$995,876		
Sales Tax	\$86,641		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,082,517		

Artwork			
Artwork Subtotal	\$237,582	Artwork Subtotal Escalated	\$237,582

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0		

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

Project Cost Estimate			
Total Project	\$39,818,906	Total Project Escalated	\$47,753,956

Rounded Escalated Total

\$47,754,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,462,681		\$4,462,681		\$0
Construction					
Construction Subtotal	\$41,745,362		\$41,745,362		\$0
Equipment					
Equipment Subtotal	\$1,308,331		\$1,308,331		\$0
Artwork					
Artwork Subtotal	\$237,582		\$237,582		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0

Project Cost Estimate					
Total Project	\$47,753,956	\$0	\$47,753,956	\$0	\$0
	\$47,754,000	\$0	\$47,754,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction, of the building project.

Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$60,972			
Environmental Analysis	\$50,810			
Predesign Study	\$213,402			
Mitigation Planning DHAP	\$32,519			
Insert Row Here				
Sub TOTAL	\$357,703	1.0874	\$388,967	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,475,202			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,475,202	1.1159	\$1,646,178	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$48,778			
Geotechnical Investigation	\$18,292			
Commissioning	\$22,357			
Site Survey	\$28,454			
Testing	\$14,227			
LEED Services	\$127,025			
Voice/Data Consultant	\$24,389			
Value Engineering	\$60,972			
Constructability Review	\$71,134			
Environmental Mitigation (EIS)				
Landscape Consultant	\$35,567			
Specialized Consultants	\$355,670			
Energy Modeling	\$121,944			
Renderings/Presentations	\$40,648			
Insert Row Here				
Sub TOTAL	\$969,457	1.1159	\$1,081,818	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$662,772			31% of A/E Basic Services
HVAC Balancing	\$60,972			
Staffing				
Enhanced Commissioning	\$81,296			
Special Testing	\$121,944			
Insert Row Here				
Sub TOTAL	\$926,984	1.2086	\$1,120,353	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$186,467			
Other				

Insert Row Here				
Sub TOTAL	\$186,467	1.2086	\$225,365	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,915,813		\$4,462,681	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$125,196			
G20 - Site Improvements	\$211,980			
G30 - Site Mechanical Utilities	\$330,774			
G40 - Site Electrical Utilities	\$187,794			
G60 - Other Site Construction	\$46,238			
6.2% lost buying power Dec-21 to Jun-22	\$55,923			
Insert Row Here				
Sub TOTAL	\$957,905	1.1590	\$1,110,212	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations	\$867,835			
A20 - Basement Construction	\$119,506			
B10 - Superstructure	\$3,043,113			
B20 - Exterior Closure	\$3,855,463			
B30 - Roofing	\$896,289			
C10 - Interior Construction	\$4,026,185			
C20 - Stairs	\$199,176			
C30 - Interior Finishes	\$3,499,793			
D10 - Conveying	\$199,176			
D20 - Plumbing Systems	\$814,485			
D30 - HVAC Systems	\$4,940,257			
D40 - Fire Protection Systems	\$348,557			
D50 - Electrical Systems	\$3,567,371			
F10 - Special Construction				
F20 - Selective Demolition	\$355,670			
General Conditions	\$896,289			
6.2% lost buying power Dec-21 to Jun-22	\$1,713,008			
Insert Row Here				
Sub TOTAL	\$29,342,173	1.2086	\$35,462,951	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL **\$30,300,078**

\$433

\$36,573,163

\$522 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$1,515,004**

Other

Insert Row Here

Sub TOTAL \$1,515,004

1.2086

\$1,831,034

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.2086

\$0

9) Sales Tax

Sub TOTAL \$2,767,912

\$3,341,165

CONSTRUCTION CONTRACTS TOTAL \$34,582,994

\$41,745,362

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$355,670				
E20 - Furnishings	\$284,536				
F10 - Special Construction					
A/V Systems and Equipment	\$193,078				
DAS	\$162,592				
Insert Row Here					
Sub TOTAL	\$995,876		1.2086	\$1,203,616	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$86,641			\$104,715	
EQUIPMENT TOTAL					
	\$1,082,517			\$1,308,331	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$237,582				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$237,582		NA	\$237,582	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	\$0				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

Green cells must be filled in by user

C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Columbia Basin College
Project Name	Center for Applied Sciences and Agriculture
OFM Project Number	40000581 Infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	70,000	MACC per Gross Square Foot	\$20
Usable Square Feet	58,333	Escalated MACC per Gross Square Foot	\$23
Alt Gross Unit of Measure			
Space Efficiency	83.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.98%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	2600 N 20th Ave Pasco 99301
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A00666, A04608, A06781, A07717, A06803, A08921, A08501, A08655
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	March-24	Design End	April-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,801,183	Total Project Escalated	\$2,085,662
		Rounded Escalated Total	\$2,086,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$100,082		
Extra Services	\$55,891		
Other Services	\$44,965		
Design Services Contingency	\$10,047		
Consultant Services Subtotal	\$210,985	Consultant Services Subtotal Escalated	\$240,540

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,384,169	Maximum Allowable Construction Cost (MACC) Escalated	\$1,604,252
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$69,208		\$83,646
Non-Taxable Items	\$0		\$0
Sales Tax	\$126,444	Sales Tax Escalated	\$146,847
Construction Subtotal	\$1,579,821	Construction Subtotal Escalated	\$1,834,745

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

Artwork			
Artwork Subtotal	\$10,376	Artwork Subtotal Escalated	\$10,376

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$1,801,183	Total Project Escalated	\$2,085,662

Rounded Escalated Total

\$2,086,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$240,540		\$240,540		\$0
Construction					
Construction Subtotal	\$1,834,745		\$1,834,745		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$10,376		\$10,376		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$2,085,662	\$0	\$2,085,661	\$0	\$1
	\$2,086,000	\$0	\$2,086,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction, for the infrastructure needed to support the
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0874	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$100,082			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$100,082	1.1159	\$111,683	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$55,891			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$55,891	1.1159	\$62,369	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$44,965			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$44,965	1.2086	\$54,345	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$10,047			
Other				
Insert Row Here				
Sub TOTAL	\$10,047	1.2086	\$12,143	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$210,985	\$240,540

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$80,179				
G20 - Site Improvements	\$338,263				
G30 - Site Mechanical Utilities	\$406,572				
G40 - Site Electrical Utilities	\$382,894				
G60 - Other Site Construction					
Communication	\$95,452				
6.2% lost buying power Dec-21 to Jun-22	\$80,809				
Insert Row Here					
Sub TOTAL	\$1,384,169		1.1590	\$1,604,252	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL **\$1,384,169**

\$20

\$1,604,252

\$23 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$69,208**

Other

Insert Row Here

Sub TOTAL \$69,208

1.2086

\$83,646

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.2086

\$0

9) Sales Tax

Sub TOTAL \$126,444

\$146,847

CONSTRUCTION CONTRACTS TOTAL \$1,579,821

\$1,834,745

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$10,376				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$10,376		NA	\$10,376	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

Green cells must be filled in by user

C-100(2022)
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 - Center for Applied Science and Agriculture

OFM project number: 40000581 **Legislative district(s):** 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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	TBD
<ul style="list-style-type: none"> • Agriculture Science • Engineering Technology • Energy (Nuclear) Technology 	<ul style="list-style-type: none"> • Agriculture Science • Engineering Technology • Energy (Nuclear) Technology 		

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:14PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching & Community Connect

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 35

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, Cyber Security, Network Operations and System Security, Dental Assisting, Culinary Arts, and Environmental Sciences and Technology.

Institutional data for academic year 2018-2019 is 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, Pre-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:

- 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:14PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching & Community Connect

Description

- 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 C 100]

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. [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) Use natural gas instead of electricity for heating
- c) Post occupancy commissioning

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:14PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching & Community Connect

Description

- 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*).

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. Populations benefiting from or burdened by the proposal (*i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it*).

Clover Park Technical College has a long history of collaborating with local secondary schools fostering their Running Start program providing alternate education opportunities for under -represented populations. This collaboration aligns well with the project proposal of creating innovations in pedagogy and making more community connections whether it's through providing modern instructional spaces, relocating programs on campus to better serve students of color, or adding more services and Running Start classes to bridge the learning and opportunity gaps that have plagued Higher Education.

13. Strategies to mitigate unintended consequences (*i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making*).

Diversity, Equity and Inclusion are the cornerstones to Clover Park's vision and master plan. Centrally locating academic offerings that enhance these values is a core strategy when planning it education facilities and capital budget submittal. The replacement of three older and underperforming buildings into the Center for Innovative Teaching and Community Connections fit within this core strategy of mitigating inequities in the community.

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

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: Lakewood

County: Pierce

Legislative District: 029

Project Type

New Facilities/Additions (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:14PM

Project Number: 40000580

Project Title: Clover Park: Center for Innovative Teaching & Community Connect

Description

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	46,703,000				46,703,000
	Total	46,703,000	0	0	0	46,703,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Clover Park Technical College	
Project Name	Center for Innovative Teaching and Community Connections	
OFM Project Number	40000580 Building only (see separate C100 for Infrastructure)	

Contact Information

Name	Darrell Jennings	
Phone Number	360-704-4382	
Email	djennings@sbctc.edu	

Statistics

Gross Square Feet	65,174	MACC per Gross Square Foot	\$432
Usable Square Feet	43,640	Escalated MACC per Gross Square Foot	\$521
Alt Gross Unit of Measure			
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.80%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DB-Criteria	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	4500 Steilacoom Blvd SW Lakewood 98499
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A00602, A09483, A02697
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	February-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$37,358,148	Total Project Escalated	\$44,953,231
		Rounded Escalated Total	\$44,953,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$198,160		
Design Phase Services	\$0		
Extra Services	\$213,402		
Other Services	\$355,670		
Design Services Contingency	\$38,362		
Consultant Services Subtotal	\$805,594		

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,169,949	Maximum Allowable Construction Cost (MACC) Escalated	\$33,956,895
DB-Criteria Risk Contingencies	\$1,326,269		\$1,602,929
DB-Criteria Management	\$0		\$0
Owner Construction Contingency	\$1,408,497		\$1,702,311
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,090,472	Sales Tax Escalated	\$3,726,214
Construction Subtotal	\$33,995,187	Construction Subtotal Escalated	\$40,988,349

Equipment			
Equipment	\$1,821,322		
Sales Tax	\$182,132		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,003,454		

Artwork			
Artwork Subtotal	\$223,648	Artwork Subtotal Escalated	\$223,648

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$25,405		
Other Project Admin Costs	\$127,025		
Project Administration Subtotal	\$152,430		

Other Costs			
Other Costs Subtotal	\$177,835	Other Costs Subtotal Escalated	\$206,111

Project Cost Estimate			
Total Project	\$37,358,148	Total Project Escalated	\$44,953,231

Rounded Escalated Total

\$44,953,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$929,522		\$929,522		\$0
Construction					
Construction Subtotal	\$40,988,349		\$40,988,349		-\$1
Equipment					
Equipment Subtotal	\$2,421,375		\$2,421,375		\$0
Artwork					
Artwork Subtotal	\$223,648		\$223,648		\$0
Agency Project Administration					
Project Administration Subtotal	\$184,227		\$184,227		\$0
Other Costs					
Other Costs Subtotal	\$206,111		\$206,111		\$0
Project Cost Estimate					
Total Project	\$44,953,231	\$0	\$44,953,232	\$0	-\$1
	\$44,953,000	\$0	\$44,953,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction of the building.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
D-B Procurement Assistance	\$152,430			
Student Engagement for Students	\$22,865			
Student Engagement Coordination	\$22,865			
Insert Row Here				
Sub TOTAL	\$198,160	1.0832	\$214,647	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,387,821			69% of A/E Basic Services
Adjust for D-B	-\$1,387,821			
Insert Row Here				
Sub TOTAL	\$0	1.1183	\$0	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	Included in D-B			
Geotechnical Investigation	\$25,405			
Commissioning	\$76,215			
Site Survey	\$25,405			
Testing	\$76,215			
LEED Services	Included in D-B			
Voice/Data Consultant	Included in D-B			
Value Engineering	Included in D-B			
Constructability Review	Included in D-B			
Environmental Mitigation (EIS)	\$10,162			
Landscape Consultant	Included in D-B			
Other				
Insert Row Here				
Sub TOTAL	\$213,402	1.1183	\$238,648	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$623,514			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Adjust for D-B	-\$623,514			
D-B Services	\$355,670			
Insert Row Here				
Sub TOTAL	\$355,670	1.2086	\$429,863	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$38,362			
Other				

Insert Row Here				
Sub TOTAL	\$38,362	1.2086	\$46,364	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$805,594		\$929,522	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$148,098			
G20 - Site Improvements	\$376,130			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$33,535			
G60 - Other Site Construction				
Whole Building Demolition	\$761,643			
Site Design & Engineering	\$149,753			
Site General Conditions	\$137,879			
Design Builder Fee, Bonds & Insurance	\$88,388			
6.2% lost buying power Dec-21 to Jun-22	\$105,117			
Insert Row Here				
Sub TOTAL	\$1,800,543	1.1590	\$2,086,830	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations	\$739,273			
A20 - Basement Construction				
B10 - Superstructure	\$2,689,752			
B20 - Exterior Closure	\$2,913,813			
B30 - Roofing	\$708,287			
C10 - Interior Construction	\$1,674,527			
C20 - Stairs	\$277,779			
C30 - Interior Finishes	\$1,288,536			
D10 - Conveying	\$152,430			
D20 - Plumbing Systems	\$1,364,334			
D30 - HVAC Systems	\$3,361,164			
D40 - Fire Protection Systems	\$279,490			
D50 - Electrical Systems	\$3,311,491			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$2,019,261			

E10 - Equipment installed by contractor	\$148,975		
E20 - Furnishings installed by contractor	\$413,217		
Design & Engineering	\$2,193,168		
Design Builder Fee, Bonds & Insurance	\$1,294,452		
6.2% lost buying power Dec-21 to Jun-22	\$1,539,457		
Insert Row Here			
Sub TOTAL	\$26,369,406	1.2086	\$31,870,065

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$28,169,949	\$33,956,895
	\$432	\$521 per GSF

5) GCCM Risk Contingency

GCCM Risk Contingency			
D-B Risk Contingency	\$1,326,269		
Insert Row Here			
Sub TOTAL	\$1,326,269	1.2086	\$1,602,929

6) GCCM or Design Build Costs

GCCM Fee			
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

7) Owner Construction Contingency

Allowance for Change Orders	\$1,408,497		
Other			
Insert Row Here			
Sub TOTAL	\$1,408,497	1.2086	\$1,702,311

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

9) Sales Tax

Sub TOTAL	\$3,090,472	\$3,726,214
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CONSTRUCTION CONTRACTS TOTAL	\$33,995,187	\$40,988,349
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$662,299				
E20 - Furnishings	\$794,758				
F10 - Special Construction					
A/V Systems	\$198,690				
Telcom/Data Cabling/Equipment	\$165,575				
Insert Row Here					
Sub TOTAL	\$1,821,322		1.2086	\$2,201,250	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$182,132			\$220,125	
EQUIPMENT TOTAL					
	\$2,003,454			\$2,421,375	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$223,648				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$223,648		NA	\$223,648	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services	\$25,405				
On Site Observer	\$127,025				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$127,025</i>				
PROJECT MANAGEMENT TOTAL	\$152,430		1.2086	\$184,227	

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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					
Permit and Plan Review Fees	\$177,835				
Insert Row Here					
OTHER COSTS TOTAL	\$177,835		1.1590	\$206,111	

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C-100(2022)
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

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Clover Park Technical College	
Project Name	Center for Innovative Teaching and Community Connections	
OFM Project Number	40000580 Infrastructure only (see separate C100 for building)	

Contact Information

Name	Darrell Jennings	
Phone Number	360-704-4382	
Email	djennings@sbctc.edu	

Statistics

Gross Square Feet	65,174	MACC per Gross Square Foot	\$17
Usable Square Feet	43,640	Escalated MACC per Gross Square Foot	\$20
Alt Gross Unit of Measure			
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.16%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DB-Criteria	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.00%	Location Used for Tax Rate	4500 Steilacoom Blvd SW Lakewood 98499
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A00602, A09483, A02697
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	February-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,504,643	Total Project Escalated	\$1,749,522
		Rounded Escalated Total	\$1,750,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$35,567		
Design Phase Services	\$0		
Extra Services	\$0		
Other Services	\$30,486		
Design Services Contingency	\$3,303		
Consultant Services Subtotal	\$69,356	Consultant Services Subtotal Escalated	\$79,365

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,126,448	Maximum Allowable Construction Cost (MACC) Escalated	\$1,305,554
DB-Criteria Risk Contingencies	\$51,765		\$62,564
DB-Criteria Management	\$0		\$0
Owner Construction Contingency	\$56,322		\$68,072
Non-Taxable Items	\$0		\$0
Sales Tax	\$123,454	Sales Tax Escalated	\$143,619
Construction Subtotal	\$1,357,989	Construction Subtotal Escalated	\$1,579,809

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

Artwork			
Artwork Subtotal	\$8,704	Artwork Subtotal Escalated	\$8,704

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$12,703		
Other Project Admin Costs	\$30,486		
Project Administration Subtotal	\$43,189	Project Administration Subtotal Escalated	\$52,199

Other Costs			
Other Costs Subtotal	\$25,405	Other Costs Subtotal Escalated	\$29,445

Project Cost Estimate			
Total Project	\$1,504,643	Total Project Escalated	\$1,749,522

Rounded Escalated Total

\$1,750,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$79,365		\$79,365		\$0
Construction					
Construction Subtotal	\$1,579,809		\$1,579,809		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$8,704		\$8,704		\$0
Agency Project Administration					
Project Administration Subtotal	\$52,199		\$52,199		\$0
Other Costs					
Other Costs Subtotal	\$29,445		\$29,445		\$0
Project Cost Estimate					
Total Project	\$1,749,522	\$0	\$1,749,522	\$0	\$0
	\$1,750,000	\$0	\$1,750,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction for supporting building infrastructure.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
D-B Procurement Assistance	\$35,567			
Insert Row Here				
Sub TOTAL	\$35,567	1.0832	\$38,527	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$82,917			69% of A/E Basic Services
Adust for D-B	-\$82,917			
Insert Row Here				
Sub TOTAL	\$0	1.1183	\$0	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	Included in D-B			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1183	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$37,253			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Adjust for D-B	-\$37,253			
D-B Services	\$30,486			
Insert Row Here				
Sub TOTAL	\$30,486	1.2086	\$36,846	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$3,303			
Other				
Insert Row Here				

Sub TOTAL	\$3,303	1.2086	\$3,992	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$69,356		\$79,365	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements	\$39,124				
G30 - Site Mechanical Utilities	\$697,464				
G40 - Site Electrical Utilities	\$69,082				
G60 - Other Site Construction					
Site Design & Engineering	\$91,444				
Site General Conditions	\$84,193				
Design Builder Fee, Bonds, & Insurance	\$53,972				
6.2% lost buying power Dec-21 to Jun-22	\$64,188				
Insert Row Here					
Sub TOTAL	\$1,099,467		1.1590	\$1,274,283	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Utility Hook Up	\$25,405				
6.2% lost buying power Dec-21 to Jun-22	\$1,576				
Insert Row Here					
Sub TOTAL	\$26,981		1.1590	\$31,271	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					

Other Direct Cost			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$1,126,448		\$1,305,554
	<i>\$17</i>		<i>\$20 per GSF</i>

5) GCCM Risk Contingency			
GCCM Risk Contingency			
D-B Risk Contingency	\$51,765		
Insert Row Here			
Sub TOTAL	\$51,765	1.2086	\$62,564

6) GCCM or Design Build Costs			
GCCM Fee			
Bid General Conditions	Included Above		
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

7) Owner Construction Contingency			
Allowance for Change Orders	\$56,322		
Other			
Insert Row Here			
Sub TOTAL	\$56,322	1.2086	\$68,072

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

9) Sales Tax			
Sub TOTAL	\$123,454		\$143,619

CONSTRUCTION CONTRACTS TOTAL	\$1,357,989		\$1,579,809
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$8,704				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,704		NA	\$8,704	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services	\$12,703				
On Site Observer	\$30,486				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$30,486</i>				
PROJECT MANAGEMENT TOTAL	\$43,189		1.2086	\$52,199	

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 Fees	\$25,405				
Insert Row Here					
OTHER COSTS TOTAL	\$25,405		1.1590	\$29,445	

Green cells must be filled in by user

C-100(2022)
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: CPTC - Center for Innovative Teaching and Community Connect

OFM project number: 40000580 **Legislative district(s):** 29

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.

SBCTC program updates for major projects included in a capital budget request

List of programs impacted by project at each milestone:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • High School Diploma in the Northwest Career and Technical High School • General Education • BAS in Cybersecurity • AAT AAS Network Operations & System Security • AAT AAS in Environmental Sciences & Technology • AAT in Culinary Arts • AAT in Pastry Arts • AAT in Dental Assistant 	<ul style="list-style-type: none"> • High School Diploma in the Northwest Career and Technical High School • General Education • BAS in Cybersecurity • AAT AAS Network Operations & System Security • AAT AAS in Environmental Sciences & Technology • AAT in Culinary Arts • AAT in Pastry Arts • AAT in Dental Assistant 		

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:15PM

Project Number: 40000589

Project Title: South Seattle: Georgetown Campus, Building B

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 36

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 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

Capital Project Request

2023-25 Biennium

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Project Number: 40000589

Project Title: South Seattle: Georgetown Campus, Building B

Description

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 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

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Description

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, widows 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 liquification 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 the metropolitan Seattle and surrounding communities. The 2013 Georgetown Campus Facilities Master Plan (FMP) identified growth opportunities, 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

Capital Project Request

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Description

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 C 100]

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. [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 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Seattle Colleges Apprenticeship and Education program trains more than 2500 workers into the local work force per year. There is a growing demand in King County for skilled labor impacting the construction and transportation industries. These apprenticeship programs offered by Seattle Central College are partnered with several key union organizations such and the local Boilermakers Local 104, Masonry Local 528, Meat Cutter UFCW Local 21, and Sprinkler Pipe Fitters Local 699 as some examples. Seattle College has such a great opportunity to populate these trades with people who have historically not had these opportunities.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Since there is so much dependency on Seattle College from local industry that failure to execute such a project would have consequences. We want Seattle to have the best workforce in the country and providing training in the best facilities will positively impact all Washingtonians.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Report Number: CBS002

Date Run: 8/25/2022 2:15PM

Project Number: 40000589

Project Title: South Seattle: Georgetown Campus, Building B

Description

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

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	23,648,000				23,648,000
	Total	23,648,000	0	0	0	23,648,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	South Seattle College
Project Name	Georgetown Campus, Building B
OFM Project Number	40000589 Building only (See separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	34,000	MACC per Gross Square Foot	\$375
Usable Square Feet	25,300	Escalated MACC per Gross Square Foot	\$448
Alt Gross Unit of Measure			
Space Efficiency	74.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.72%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	6737 Corson Ave S Seattle 98108
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A02010
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	May-25
Construction Start	July-25	Construction End	December-26
Construction Duration	17 Months		

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Project Cost Estimate

Total Project	\$19,394,238	Total Project Escalated	\$23,017,901
		Rounded Escalated Total	\$23,018,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$228,645		
Design Phase Services	\$712,332		
Extra Services	\$956,755		
Other Services	\$667,066		
Design Services Contingency	\$128,240		
Consultant Services Subtotal	\$2,693,038	Consultant Services Subtotal Escalated	\$3,059,099

Construction			
Maximum Allowable Construction Cost (MACC)	\$12,735,811	Maximum Allowable Construction Cost (MACC) Escalated	\$15,231,098
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$636,791		\$763,512
Non-Taxable Items	\$161,881		\$194,096
Sales Tax	\$1,387,284	Sales Tax Escalated	\$1,659,342
Construction Subtotal	\$14,921,767	Construction Subtotal Escalated	\$17,848,048

Equipment			
Equipment	\$1,371,870		
Sales Tax	\$140,617		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,512,487	Equipment Subtotal Escalated	\$1,813,473

Artwork			
Artwork Subtotal	\$114,517	Artwork Subtotal Escalated	\$114,517

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$152,430		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$152,430	Project Administration Subtotal Escalated	\$182,764

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

Project Cost Estimate			
Total Project	\$19,394,238	Total Project Escalated	\$23,017,901
		Rounded Escalated Total	\$23,018,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,059,099		\$3,059,099		\$0
Construction					
Construction Subtotal	\$17,848,048		\$17,848,048		\$0
Equipment					
Equipment Subtotal	\$1,813,473		\$1,813,473		\$0
Artwork					
Artwork Subtotal	\$114,517		\$114,517		\$0
Agency Project Administration					
Project Administration Subtotal	\$182,764		\$182,764		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$23,017,901	\$0	\$23,017,901	\$0	\$0
	\$23,018,000	\$0	\$23,018,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are anticipated 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$30,486			
Environmental Analysis				
Predesign Study	\$152,430			
Student Engagement Budget	\$45,729			
Insert Row Here				
Sub TOTAL	\$228,645	1.0788	\$246,663	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$712,332			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$712,332	1.1137	\$793,324	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$81,296			
Geotechnical Investigation	\$30,486			
Commissioning	\$45,729			
Site Survey	\$30,486			
Testing				
LEED Services	\$55,891			
Voice/Data Consultant	\$50,810			
Value Engineering	\$45,729			
Constructability Review	\$45,729			
Environmental Mitigation (EIS)				
Landscape Consultant	\$60,972			
ELCCA	\$45,729			
LCCT	\$44,713			
Reimbursables inc. Reprographics prior to bid	\$20,324			
Advertising	\$2,541			
Traffic Analysis	\$35,567			
Hazardous Materials Consultant	\$25,405			
Acoustic Design	\$33,027			
Interior Design	\$43,189			
Security consultant	\$35,059			
DAS consultant	\$7,622			
AV Consultant	\$15,243			
Value Engineering Participation - Design Team	\$25,405			
Constructability Review Participation - Design Team	\$25,405			
Environmental Graphics/Signage	\$20,324			
Cost Estimating	\$38,616			

Door Hardware Consultant	\$10,162			
Envelope Consultant	\$30,486			
SEPA/Land Use	\$50,810			
Insert Row Here				
Sub TOTAL	\$956,755	1.1137	\$1,065,539	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$320,033			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Enhanced CA	\$81,296			
Commissioning and Training	\$101,620			
Construction Materials Testing	\$81,296			
LEED Reporting and Monitoring	\$43,189			
Reimbursables/Reprographics for bid and construction	\$39,632			
Insert Row Here				
Sub TOTAL	\$667,066	1.1990	\$799,813	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$128,240			
Other				
Insert Row Here				
Sub TOTAL	\$128,240	1.1990	\$153,760	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,693,038		\$3,059,099	

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$454,539				
G20 - Site Improvements	\$313,030				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$15,243				
G60 - Other Site Construction					
General Conditions	\$78,281				
General Contractor Fee, Bonds, & Insurance	\$60,277				
6.2% lost buying power Dec-21 to Jun-22	\$57,125				
Insert Row Here					
Sub TOTAL	\$978,495		1.1590	\$1,134,076	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations	\$563,740				
A20 - Basement Construction					
B10 - Superstructure	\$1,226,006				
B20 - Exterior Closure	\$1,768,483				
B30 - Roofing	\$561,083				
C10 - Interior Construction	\$693,473				
C20 - Stairs	\$98,470				
C30 - Interior Finishes	\$525,757				
D10 - Conveying	\$130,074				
D20 - Plumbing Systems	\$355,874				
D30 - HVAC Systems	\$1,589,337				
D40 - Fire Protection Systems	\$135,440				
D50 - Electrical Systems	\$1,554,786				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$940,604				
E10 - Equipment installed by contractor	\$5,590				
E20 - Furnishings installed by contractor	\$197,936				

General Contractor Fee, Bonds & Insurance	\$724,266		
6.2% lost buying power Dec-21 to Jun-22	\$686,397		
Insert Row Here			
Sub TOTAL	\$11,757,316	1.1990	\$14,097,022

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$12,735,811	\$15,231,098
	\$375	\$448 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$636,791		
Other			
Insert Row Here			
Sub TOTAL	\$636,791	1.1990	\$763,512

8) Non-Taxable Items

Permits and Fees	\$152,430		
6.2% lost buying power Dec-21 to Jun-22	\$9,451		
Insert Row Here			
Sub TOTAL	\$161,881	1.1990	\$194,096

9) Sales Tax

Sub TOTAL	\$1,387,284	\$1,659,342
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CONSTRUCTION CONTRACTS TOTAL	\$14,921,767	\$17,848,048
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$345,508			
E20 - Furnishings	\$518,262			
F10 - Special Construction				
Vocational Lab Equipment	\$508,100			
Insert Row Here				
Sub TOTAL	\$1,371,870	1.1990	\$1,644,873	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1990	\$0	
3) Sales Tax				
Sub TOTAL	\$140,617		\$168,600	
EQUIPMENT TOTAL				
	\$1,512,487		\$1,813,473	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$114,517				
Other					
Insert Row Here					
ARTWORK TOTAL	\$114,517		NA	\$114,517	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services	\$152,430				
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$152,430		1.1990	\$182,764	

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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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	South Seattle College
Project Name	Georgetown Campus, Building B
OFM Project Number	40000589 Infrastructure only (See separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	34,000	MACC per Gross Square Foot	\$11
Usable Square Feet	25,300	Escalated MACC per Gross Square Foot	\$13
Alt Gross Unit of Measure			
Space Efficiency	74.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	11.04%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	6737 Corson Ave S Seattle 98108
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A02010
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	May-25
Construction Start	July-25	Construction End	December-26
Construction Duration	17 Months		

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Project Cost Estimate

Total Project	\$544,966	Total Project Escalated	\$629,544
		Rounded Escalated Total	\$630,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$29,373		
Extra Services	\$53,351		
Other Services	\$28,439		
Design Services Contingency	\$5,558		
Consultant Services Subtotal	\$116,721	Consultant Services Subtotal Escalated	\$132,895

Construction			
Maximum Allowable Construction Cost (MACC)	\$367,228	Maximum Allowable Construction Cost (MACC) Escalated	\$425,618
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$18,361		\$22,016
Non-Taxable Items	\$0		\$0
Sales Tax	\$39,523	Sales Tax Escalated	\$45,882
Construction Subtotal	\$425,112	Construction Subtotal Escalated	\$493,516

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

Artwork			
Artwork Subtotal	\$3,132	Artwork Subtotal Escalated	\$3,132

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$544,966	Total Project Escalated	\$629,544
		Rounded Escalated Total	\$630,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$132,895		\$132,895		\$0
Construction					
Construction Subtotal	\$493,516		\$493,516		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$3,132		\$3,132		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$629,544	\$0	\$629,543	\$0	\$1
	\$630,000	\$0	\$630,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are anticipated 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$29,373			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$29,373	1.1137	\$32,713	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$25,405			
Geotechnical Investigation	\$10,162			
Commissioning				
Site Survey	\$7,622			
Testing	\$5,081			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Electrical Design	\$5,081			
Insert Row Here				
Sub TOTAL	\$53,351	1.1137	\$59,418	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$13,196			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Materials Testing	\$15,243			
Insert Row Here				
Sub TOTAL	\$28,439	1.1990	\$34,099	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$5,558			
Other				
Insert Row Here				
Sub TOTAL	\$5,558	1.1990	\$6,665	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$116,721	\$132,895

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements	\$50,810			
G30 - Site Mechanical Utilities	\$203,600			
G40 - Site Electrical Utilities	\$39,378			
G60 - Other Site Construction				
General Conditions	\$29,379			
General Contractor Fee, Bonds, Insurance	\$22,622			
6.2% lost buying power Dec-21 to Jun-22	\$21,439			
Insert Row Here				
Sub TOTAL	\$367,228	1.1590	\$425,618	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.1990	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$11

\$13 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$18,361"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$18,361"/>	<input type="text" value="1.1990"/>	<input type="text" value="\$22,016"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.1990"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL	<input type="text" value="\$425,112"/>	<input type="text" value="\$493,516"/>
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1990	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1990	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$3,132				
Other					0.5% of total project cost for new and renewal construction
Insert Row Here					
ARTWORK TOTAL	\$3,132		NA	\$3,132	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1990	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

Green cells must be filled in by user

C-100(2022)
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: South Seattle – Georgetown Campus Building B

OFM project number: 40000589 **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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
Apprenticeship Programs: <ul style="list-style-type: none"> • International Brotherhood of Boilermakers Local 104 • Cement Masons & Plasterers • Seattle Meatcutters Apprenticeship Committee • Seattle and Vicinity Sprinkler Fitters 	Apprenticeship Programs: <ul style="list-style-type: none"> • International Brotherhood of Boilermakers Local 104 • Cement Masons & Plasterers • Seattle Meatcutters Apprenticeship Committee • Seattle and Vicinity Sprinkler Fitters 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> • Western Washington Masonry Trades <p>Pre-Apprenticeship Programs:</p> <ul style="list-style-type: none"> • Youthbuild (Construction) 	<ul style="list-style-type: none"> • Western Washington Masonry Trades <p>Pre-Apprenticeship Programs:</p> <ul style="list-style-type: none"> • Youthbuild (Construction) 		
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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:19PM

Project Number: 40000593

Project Title: Wenatchee: Immersive Technology & Engineering Center

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 38

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 in order 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 \$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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:19PM

Project Number: 40000593

Project Title: Wenatchee: Immersive Technology & Engineering Center

Description

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 only act as a prolonging of 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 home base 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 C 100]

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. [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 natural gas instead of electricity for heating
- 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) Trees and vegetation planted to directly shade building

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:19PM

Project Number: 40000593

Project Title: Wenatchee: Immersive Technology & Engineering Center

Description

- l) Paving materials with high solar reflectance, enhanced water evaporation, or otherwise designed to remain cooler or require less lighting than conventional pavements.
- m) 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

While this project proposal offers significant technology enhancements such improved computer and engineering labs, it seems an “immersive” experience literally and figuratively. The proposal will create a community outreach center that will immerse student groups and support services along with faculty and staff to create a synergistic and cohesive sense of place focusing on technology, engineering and business that will enable student to learn, network and prepare for employment in these fields. It will also provide a “virtual reality” lab that will enable student to learn cutting edge virtual technology creating a complete immersive learning experience.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

To prepare for the changing demographics of the region, Wenatchee Valley College must ensure barriers are removed and services are in place to support and enhance group who have historically been excluded. This means significant changes in the use of space. Changes in pedagogy and technology have made older facilities very undesirable. More open and flexible spaces remove barriers and support innovation and collaboration between students and faculty. Not doing such project maintains these barriers and adds more challenges for the college to attract and maintain students; this is especially true for students of color.

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

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: Wenatchee

County: Chelan

Legislative District: 012

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Expenditures

2023-25 Fiscal Period

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:19PM

Project Number: 40000593

Project Title: Wenatchee: Immersive Technology & Engineering Center

Funding

<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	18,790,000				18,790,000
	Total	18,790,000	0	0	0	18,790,000

Future Fiscal Periods

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State				
Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Wenatchee Valley College
Project Name	Immersive Technology and Engineering Center
OFM Project Number	40000593 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	26,634	MACC per Gross Square Foot	\$402
Usable Square Feet	22,193	Escalated MACC per Gross Square Foot	\$488
Alt Gross Unit of Measure			
Space Efficiency	83.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.91%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	1300 Fifth St Wenatchee 98801
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A06871
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	March-24	Design End	April-25
Construction Start	July-25	Construction End	July-27
Construction Duration	24 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$14,992,962	Total Project Escalated	\$18,014,040
		Rounded Escalated Total	\$18,014,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$329,759		
Design Phase Services	\$614,337		
Extra Services	\$510,136		
Other Services	\$449,778		
Design Services Contingency	\$95,201		
Consultant Services Subtotal	\$1,999,211	Consultant Services Subtotal Escalated	\$2,275,966

Construction			
Maximum Allowable Construction Cost (MACC)	\$10,719,934	Maximum Allowable Construction Cost (MACC) Escalated	\$12,996,105
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$535,997		\$651,665
Non-Taxable Items	\$0		\$0
Sales Tax	\$968,010	Sales Tax Escalated	\$1,173,708
Construction Subtotal	\$12,223,941	Construction Subtotal Escalated	\$14,821,478

Equipment			
Equipment	\$626,325		
Sales Tax	\$53,864		
Non-Taxable Items	\$0		
Equipment Subtotal	\$680,189	Equipment Subtotal Escalated	\$826,974

Artwork			
Artwork Subtotal	\$89,622	Artwork Subtotal Escalated	\$89,622

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$14,992,962	Total Project Escalated	\$18,014,040
		Rounded Escalated Total	\$18,014,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$2,275,966		\$2,275,966		\$0
Construction					
Construction Subtotal	\$14,821,478		\$14,821,478		\$0
Equipment					
Equipment Subtotal	\$826,974		\$826,974		\$0
Artwork					
Artwork Subtotal	\$89,622		\$89,622		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$18,014,040	\$0	\$18,014,040	\$0	\$0
	\$18,014,000	\$0	\$18,014,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$42,681			
Environmental Analysis	\$36,584			
Predesign Study	\$177,835			
Mitigation Planning DHAP	\$26,930			
Student Predesign	\$45,729			
Insert Row Here				
Sub TOTAL	\$329,759	1.0874	\$358,580	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$614,337			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$614,337	1.1159	\$685,540	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$32,519			
Geotechnical Investigation	\$8,130			
Commissioning	\$10,162			
Site Survey	\$12,195			
Testing	\$6,098			
LEED Services	\$106,701			
Voice/Data Consultant	\$15,243			
Value Engineering	\$55,891			
Constructability Review	\$50,810			
Environmental Mitigation (EIS)				
Landscape Consultant	\$22,357			
Specialized Consultants	\$101,620			
Energy Modeling	\$76,215			
Renderings/Presentations	\$12,195			
Insert Row Here				
Sub TOTAL	\$510,136	1.1159	\$569,261	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$276,007			31% of A/E Basic Services
HVAC Balancing	\$50,810			
Staffing				
Enhanced Commissioning	\$56,908			
Special Testing	\$66,053			
Insert Row Here				
Sub TOTAL	\$449,778	1.2158	\$546,840	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$95,201			

Other				
Insert Row Here				
Sub TOTAL	\$95,201	1.2158	\$115,745	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,999,211		\$2,275,966	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$68,206			
G20 - Site Improvements	\$311,524			
G30 - Site Mechanical Utilities	\$143,719			
G40 - Site Electrical Utilities	\$75,513			
G60 - Other Site Construction	\$17,593			
6.2% lost buying power Dec-21 to Jun-22	\$38,227			
Insert Row Here				
Sub TOTAL	\$654,782	1.1590	\$758,893	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations	\$309,900			
A20 - Basement Construction	\$24,360			
B10 - Superstructure	\$837,948			
B20 - Exterior Closure	\$1,407,259			
B30 - Roofing	\$319,373			
C10 - Interior Construction	\$1,514,708			
C20 - Stairs	\$70,370			
C30 - Interior Finishes	\$995,593			
D10 - Conveying	\$131,538			
D20 - Plumbing Systems	\$327,492			
D30 - HVAC Systems	\$1,575,335			
D40 - Fire Protection Systems	\$140,741			
D50 - Electrical Systems	\$1,253,257			
F10 - Special Construction				
F20 - Selective Demolition	\$228,645			
General Conditions	\$341,025			
6.2% lost buying power Dec-21 to Jun-22	\$587,608			
Insert Row Here				
Sub TOTAL	\$10,065,152	1.2158	\$12,237,212	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL **\$10,719,934**

\$402

\$12,996,105

\$488 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$535,997**

Other

Insert Row Here

Sub TOTAL \$535,997

1.2158

\$651,665

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.2158

\$0

9) Sales Tax

Sub TOTAL \$968,010

\$1,173,708

CONSTRUCTION CONTRACTS TOTAL \$12,223,941

\$14,821,478

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$108,262				
E20 - Furnishings	\$162,393				
F10 - Special Construction					
A/V Systems and Equipment	\$213,402				
DAS	\$142,268				
Insert Row Here					
Sub TOTAL	\$626,325		1.2158	\$761,486	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2158	\$0	
3) Sales Tax					
Sub TOTAL	\$53,864			\$65,488	
EQUIPMENT TOTAL					
	\$680,189			\$826,974	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$89,622				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$89,622		NA	\$89,622	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2158	\$0	

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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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Wenatchee Valley College
Project Name	Immersive Technology and Engineering Center
OFM Project Number	40000593 infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	26,634	MACC per Gross Square Foot	\$18
Usable Square Feet	22,193	Escalated MACC per Gross Square Foot	\$21
Alt Gross Unit of Measure			
Space Efficiency	83.3%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.85%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.60%	Location Used for Tax Rate	1300 Fifth St Wenatchee 98801
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A06871
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	March-24	Design End	April-25
Construction Start	July-25	Construction End	July-27
Construction Duration	24 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$671,194	Total Project Escalated	\$775,606
		Rounded Escalated Total	\$776,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$37,309		
Extra Services	\$66,053		
Other Services	\$16,762		
Design Services Contingency	\$6,006		
Consultant Services Subtotal	\$126,130	Consultant Services Subtotal Escalated	\$143,025

Construction			
Maximum Allowable Construction Cost (MACC)	\$474,617	Maximum Allowable Construction Cost (MACC) Escalated	\$550,082
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$23,731		\$28,852
Non-Taxable Items	\$0		\$0
Sales Tax	\$42,858	Sales Tax Escalated	\$49,788
Construction Subtotal	\$541,206	Construction Subtotal Escalated	\$628,722

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

Artwork			
Artwork Subtotal	\$3,859	Artwork Subtotal Escalated	\$3,859

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$671,194	Total Project Escalated	\$775,606
		Rounded Escalated Total	\$776,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$143,025		\$143,025		\$0
Construction					
Construction Subtotal	\$628,722		\$628,722		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$3,859		\$3,859		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0

Project Cost Estimate					
Total Project	\$775,606	\$0	\$775,606	\$0	\$0
	\$776,000	\$0	\$776,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0874	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$37,309			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$37,309	1.1159	\$41,633	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$66,053			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$66,053	1.1159	\$73,709	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$16,762			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$16,762	1.2158	\$20,380	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$6,006			
Other				
Insert Row Here				
Sub TOTAL	\$6,006	1.2158	\$7,303	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$126,130	\$143,025

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$49,459				
G20 - Site Improvements	\$47,559				
G30 - Site Mechanical Utilities	\$136,151				
G40 - Site Electrical Utilities	\$164,615				
G60 - Other Site Construction					
Communication	\$49,124				
6.2% lost buying power Dec-21 to Jun-22	\$27,709				
Insert Row Here					
Sub TOTAL	\$474,617		1.1590	\$550,082	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2158	\$0	
4) Maximum Allowable Construction Cost					

MACC Sub TOTAL
\$18

\$21 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$23,731"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$23,731"/>	<input type="text" value="1.2158"/>	<input type="text" value="\$28,852"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.2158"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2158	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2158	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$3,859				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$3,859		NA	\$3,859	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	\$0				
PROJECT MANAGEMENT TOTAL	\$0		1.2158	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

Green cells must be filled in by user

C-100(2022)
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: Wenatchee – Immersive Technology and Engineering Center

OFM project number: 40000593 **Legislative district(s):** 12

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • Business Computer Technology • Computer Science • Computer Technology • Drafting • Electronics • Engineering Technology • Data Analytics • TRiO-SSS (CAMP, MESA, HEP, Upward Bound) 	<ul style="list-style-type: none"> • Business Computer Technology • Computer Science • Computer Technology • Drafting • Electronics • Engineering Technology • Data Analytics • TRiO-SSS (CAMP, MESA, HEP, Upward Bound) 		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:20PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center & Edison Technical

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 39

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 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:20PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center & Edison Technical

Description

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, at this point in time, 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 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 attached C 100]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:20PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center & Edison Technical

Description

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. [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 located 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 and every capital improvement can have a very positive impact on these student populations.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The Broadway/Edison building is one of the largest public building in the State of Washington. It was merged together over time from various other buildings which has created many challenges including creating a continuous and natural flow of services for student. A new Welcome Center will consolidate many of the enrollment services but offer greater volume so these services can accommodate more students more efficiently. This project will also add some classrooms that will accommodate high demand STEM and IT offerings and also provide new locations for its K -12 partnerships and 4-year partnerships such as TRiO and MESA which traditionally serve under -represented communities.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

A new Welcome Center consolidating student services in one of the largest public buildings in the State of Washington will be a major contributing feature for a school that serves a student body that is 60% people of color.

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

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: 043

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:20PM

Project Number: 40000586

Project Title: Seattle Central: Welcome Center & Edison Technical

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	45,233,000				45,233,000
	Total	45,233,000	0	0	0	45,233,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Seattle Central College
Project Name	Welcome Center and Edison Technical Modernization
OFM Project Number	40000586 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	67,000	MACC per Gross Square Foot	\$359
Usable Square Feet	40,200	Escalated MACC per Gross Square Foot	\$431
Alt Gross Unit of Measure			
Space Efficiency	60.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	9.93%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	1701 Broadway Seattle 98122
Contingency Rate	10%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A02501
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	October-23
Design Start	November-23	Design End	January-25
Construction Start	July-25	Construction End	January-27
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$37,000,532	Total Project Escalated	\$44,055,435
		Rounded Escalated Total	\$44,055,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$244,537		
Design Phase Services	\$1,813,323		
Extra Services	\$1,028,591		
Other Services	\$1,269,114		
Design Services Contingency	\$435,557		
Consultant Services Subtotal	\$4,791,122	Consultant Services Subtotal Escalated	\$5,437,849

Construction			
Maximum Allowable Construction Cost (MACC)	\$24,059,368	Maximum Allowable Construction Cost (MACC) Escalated	\$28,886,279
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$2,405,937		\$2,890,974
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,712,694	Sales Tax Escalated	\$3,257,168
Construction Subtotal	\$29,177,999	Construction Subtotal Escalated	\$35,034,421

Equipment			
Equipment	\$2,063,273		
Sales Tax	\$211,485		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,274,758	Equipment Subtotal Escalated	\$2,733,350

Artwork			
Artwork Subtotal	\$219,181	Artwork Subtotal Escalated	\$219,181

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$178,308		
Project Administration Subtotal	\$178,308	Project Administration Subtotal Escalated	\$214,255

Other Costs			
Other Costs Subtotal	\$359,163	Other Costs Subtotal Escalated	\$416,378

Project Cost Estimate			
Total Project	\$37,000,532	Total Project Escalated	\$44,055,435
		Rounded Escalated Total	\$44,055,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$5,437,849		\$5,437,849		\$0
Construction					
Construction Subtotal	\$35,034,421		\$35,034,421		\$0
Equipment					
Equipment Subtotal	\$2,733,350		\$2,733,350		\$0
Artwork					
Artwork Subtotal	\$219,181		\$219,181		\$0
Agency Project Administration					
Project Administration Subtotal	\$214,255		\$214,255		\$0
Other Costs					
Other Costs Subtotal	\$416,378		\$416,378		\$0
Project Cost Estimate					
Total Project	\$44,055,435	\$0	\$44,055,434	\$0	\$1
	\$44,055,000	\$0	\$44,055,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$152,835			
As-Built Drawings/Verification	\$45,851			
Student Engagement	\$45,851			
Insert Row Here				
Sub TOTAL	\$244,537	1.0702	\$261,704	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,813,323			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,813,323	1.1006	\$1,995,744	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$25,473			
Geotechnical Investigation				
Commissioning	\$34,134			
Site Survey				
Testing	\$15,284			
LEED Services	\$66,229			
Voice/Data Consultant	\$40,756			
Value Engineering	\$68,267			
Constructability Review	\$68,267			
Environmental Mitigation (EIS)				
Landscape Consultant				
Architectural Lighting Design	\$25,473			
Audio Visual Design	\$34,134			
Commissioning Participation	\$34,134			
Constructability Review Participation	\$25,473			
DAHP Mitigation Support	\$25,473			
ELCCA	\$66,229			
Envelope Consulting	\$50,945			
Hardware Consulting	\$15,284			
Hazardous Materials Study	\$45,851			
Independent Cost Estimating	\$50,945			
Interior Design (Furnishing Assitance)	\$20,378			
LCCT	\$86,607			
LEED Energy Modeling	\$86,607			
Reimbursable Expensed Prior to Bid	\$15,284			
Security	\$35,662			
SEPA/Land Use Services	\$35,662			
Signage and and Graphics	\$30,567			

Value Engineering Participation	\$25,473			
Safety/Security Mitigation per Master Plan Approval	TBD			Cost/Scope for mitigation to be determined upon final City approval of Master Plan
Sub TOTAL	\$1,028,591	1.1006	\$1,132,068	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$814,681			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$34,134			
Art Installation Coordination	\$7,642			
Building Envelope Testing	\$25,473			
Construction Materials Testing	\$76,418			
Enhanced Construction Administration	\$193,591			
Hazardous Materials Abatement Monitoring	\$15,284			
Post Construction LCCA	\$10,189			Executive Order 13-03
Post Occupancy Commissioning	\$15,284			
Record Documents	\$40,756			
Reimbursable Expenses Post Bid	\$35,662			Includes bid set printing and distribution
Insert Row Here				
Sub TOTAL	\$1,269,114	1.2016	\$1,524,968	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$435,557			
Other				
Insert Row Here				
Sub TOTAL	\$435,557	1.2016	\$523,365	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,791,122		\$5,437,849	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$76,927				
G20 - Site Improvements	\$152,835				
G30 - Site Mechanical Utilities	\$101,890				
G40 - Site Electrical Utilities	\$122,268				
G60 - Other Site Construction	\$68,267				
6.2% lost buying power Dec-21 to Jun-22	\$32,376				
Insert Row Here					
Sub TOTAL	\$554,563		1.1593	\$642,905	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1593	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure	\$330,430				
B20 - Exterior Closure	\$2,010,086				
B30 - Roofing					
C10 - Interior Construction	\$1,222,031				
C20 - Stairs	\$50,945				
C30 - Interior Finishes	\$1,412,897				
D10 - Conveying					
D20 - Plumbing Systems	\$580,144				
D30 - HVAC Systems	\$2,714,985				
D40 - Fire Protection Systems	\$441,957				
D50 - Electrical Systems	\$4,947,765				
F10 - Special Construction					
F20 - Selective Demolition	\$1,288,400				
General Conditions	\$1,941,005				
E10 - Equipment	\$147,232				
E20 - Furnishing	\$715,335				
Estimating Contingency	\$2,748,808				
Contractor's Overhead and Profit	\$1,580,565				

Safety/Security Mitigation per Master Plan Approval	TBD			Cost/Scope for mitigation to be determined upon final City approval of Master Plan
6.2% lost buying power Dec-21 to Jun-22	\$1,372,220			
Insert Row Here				
Sub TOTAL	\$23,504,805	1.2016	\$28,243,374	

4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$24,059,368		\$28,886,279	
	\$359		\$431 per GSF	

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7) Owner Construction Contingency				
Allowance for Change Orders	\$2,405,937			
Other				
Insert Row Here				
Sub TOTAL	\$2,405,937	1.2016	\$2,890,974	

8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2016	\$0	

9) Sales Tax				
Sub TOTAL	\$2,712,694		\$3,257,168	

CONSTRUCTION CONTRACTS TOTAL	\$29,177,999		\$35,034,421	
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$682,663				
E20 - Furnishings	\$1,023,995				
F10 - Special Construction					
IT Equip/Computers/Printers	\$356,615				
Insert Row Here					
Sub TOTAL	\$2,063,273		1.2016	\$2,479,229	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2016	\$0	
3) Sales Tax					
Sub TOTAL	\$211,485			\$254,121	
EQUIPMENT TOTAL					
	\$2,274,758			\$2,733,350	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$219,181				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$219,181		NA	\$219,181	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
SCC Facilites Management	\$178,308				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$178,308</i>				
PROJECT MANAGEMENT TOTAL	\$178,308		1.2016	\$214,255	

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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	\$45,851				
Building and Land Use Permits	\$305,670				
LEED Registration/Certificaiton Fees	\$7,642				
Insert Row Here					
OTHER COSTS TOTAL	\$359,163		1.1593	\$416,378	

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C-100(2022)
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 2022

Agency	Seattle Central College
Project Name	Welcome Center and Edison Technical Modernization
OFM Project Number	40000586 infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	67,000	MACC per Gross Square Foot	\$10
Usable Square Feet	40,200	Escalated MACC per Gross Square Foot	\$11
Alt Gross Unit of Measure			
Space Efficiency	60.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	13.59%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.25%	Location Used for Tax Rate	1701 Broadway Seattle 98122
Contingency Rate	10%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A02501
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	October-23
Design Start	November-23	Design End	January-25
Construction Start	July-25	Construction End	January-27
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,017,397	Total Project Escalated	\$1,177,922
		Rounded Escalated Total	\$1,178,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$66,032		
Extra Services	\$25,473		
Other Services	\$29,666		
Design Services Contingency	\$12,117		
Consultant Services Subtotal	\$133,288	Consultant Services Subtotal Escalated	\$150,919

Construction			
Maximum Allowable Construction Cost (MACC)	\$640,164	Maximum Allowable Construction Cost (MACC) Escalated	\$742,143
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$64,016		\$76,923
Non-Taxable Items	\$0		\$0
Sales Tax	\$72,178	Sales Tax Escalated	\$83,954
Construction Subtotal	\$776,359	Construction Subtotal Escalated	\$903,020

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

Artwork			
Artwork Subtotal	\$5,860	Artwork Subtotal Escalated	\$5,860

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$101,890	Other Costs Subtotal Escalated	\$118,122

Project Cost Estimate			
Total Project	\$1,017,397	Total Project Escalated	\$1,177,922
		Rounded Escalated Total	\$1,178,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$150,919		\$150,919		\$0
Construction					
Construction Subtotal	\$903,020		\$903,020		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$5,860		\$5,860		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$118,122		\$118,122		\$0
Project Cost Estimate					
Total Project	\$1,177,922	\$0	\$1,177,921	\$0	\$1
	\$1,178,000	\$0	\$1,178,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0702	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$66,032			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$66,032	1.1006	\$72,675	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$25,473			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$25,473	1.1006	\$28,036	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$29,666			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$29,666	1.2016	\$35,648	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$12,117			
Other				
Insert Row Here				
Sub TOTAL	\$12,117	1.2016	\$14,560	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$133,288

\$150,919

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$79,169			
G20 - Site Improvements	\$275,103			
G30 - Site Mechanical Utilities	\$133,324			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Estimating Contingency	\$73,139			
General Contractors Overhead and Profit	\$42,056			
6.2% lost buying power Dec-21 to Jun-22	\$37,373			
Insert Row Here				
Sub TOTAL	\$640,164	1.1593	\$742,143	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1593	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.2016	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$10

\$11 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$64,016"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$64,016"/>	<input type="text" value="1.2016"/>	<input type="text" value="\$76,923"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.2016"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2016	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2016	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$5,860				
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,860		NA	\$5,860	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2016	\$0	

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					
SDOT Permitting for Stormwater	\$50,945				
Street User Permit	\$50,945				
Insert Row Here					
OTHER COSTS TOTAL	\$101,890		1.1593	\$118,122	

Green cells must be filled in by user

C-100(2022)
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: Seattle Central – Welcome Center Edison Tech Modernization

OFM project number: 40000586 **Legislative district(s):** 43

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
K-12 Partnerships: <ul style="list-style-type: none"> • Learning Center Seattle • Middle College High School • BAS in Applications Development and IT Networking 	K-12 Partnerships: <ul style="list-style-type: none"> • Learning Center Seattle • Middle College High School • BAS in Applications Development and IT Networking 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> • High School Completion Plus – Dual Degree <p>Four-year Partnerships:</p> <ul style="list-style-type: none"> • MESA • UW NSF Convergency Accelerator • TRIO • WA NASA Space <p>Business Partnerships:</p> <ul style="list-style-type: none"> • NSF IUUSE 	<ul style="list-style-type: none"> • High School Completion Plus – Dual Degree <p>Four-year Partnerships:</p> <ul style="list-style-type: none"> • MESA • UW NSF Convergency Accelerator • TRIO • WA NASA Space <p>Business Partnerships:</p> <ul style="list-style-type: none"> NSF IUUSE 		
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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:59AM

Project Number: 40000582

Project Title: Highline: Academic Pathways & Technology Center

Description

Project Phase Title: Design and Build

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 40

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. 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:59AM

Project Number: 40000582

Project Title: Highline: Academic Pathways & Technology Center

Description

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, un- safe 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 ren- ovate 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 review requirement.) [See Equipment tab of attached C 100]

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. [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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:59AM

Project Number: 40000582

Project Title: Highline: Academic Pathways & Technology Center

Description

- 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

South King County has become the most racially diverse community in the state. See Tac and Tukwila reflect the demographics of Highline with over 70% of the population being BIPOC. The populations benefitting the most from capital programs at Highline are historically under-represented communities. This capital proposal seeks to improve facilities housing academic programs that serve this population such as the English Language, Career, and Academic Prep (ELCAP) program and enhancing its Bachelors of Science (BAS) program by consolidating the administrative offices for these programs to better serve its student population.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project is replacing outdated and inefficient academic buildings with modern, efficient, and technological advanced spaces set to meet future trends and demands in learning pedagogy. Highline is located near one of the major light rail hubs connecting Pierce and King County. Highline will continue to serve one of the largest and fastest growing populations of under-represented communities and international students foreshadowing negative consequences if doing nothing to improve its infrastructure.

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

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: Des Moines

County: King

Legislative District: 033

Project Type

New Facilities/Additions (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:59AM

Project Number: 40000582

Project Title: Highline: Academic Pathways & Technology Center

Description

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	45,124,000				45,124,000
	Total	45,124,000	0	0	0	45,124,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.1	0.4	0.4	0.4	0.4
001-1	General Fund-State	13,496	53,985	53,985	53,985	53,985
	Total	13,496	53,985	53,985	53,985	53,985

Narrative

6,191 net new square feet at \$8.72/Net-new-GSF/year starting at end of construction (Apr-27). FTE equals the operating cost divided by \$120,000

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Highline College
Project Name	Academic Pathways and Technology Center
OFM Project Number	40000582 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	64,239	MACC per Gross Square Foot	\$414
Usable Square Feet	43,030	Escalated MACC per Gross Square Foot	\$499
Alt Gross Unit of Measure			
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.87%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	2400 S 240th St Des Moines 98198
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A09056, A07277, A01532, A06749, A03887, A08178, A05209
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$36,726,936	Total Project Escalated	\$43,992,462
		Rounded Escalated Total	\$43,992,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$299,780		
Design Phase Services	\$1,324,460		
Extra Services	\$987,747		
Other Services	\$798,287		
Design Services Contingency	\$170,514		
Consultant Services Subtotal	\$3,580,788		

Construction			
Maximum Allowable Construction Cost (MACC)	\$26,609,927	Maximum Allowable Construction Cost (MACC) Escalated	\$32,079,488
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,330,496		\$1,608,038
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,821,983	Sales Tax Escalated	\$3,402,440
Construction Subtotal	\$30,762,406	Construction Subtotal Escalated	\$37,089,966

Equipment			
Equipment	\$1,827,833		
Sales Tax	\$184,611		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,012,444		

Artwork			
Artwork Subtotal	\$218,868	Artwork Subtotal Escalated	\$218,868

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$152,430	Other Costs Subtotal Escalated	\$176,667

Project Cost Estimate

Total Project

\$36,726,936

Total Project Escalated

\$43,992,462

Rounded Escalated Total

\$43,992,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,074,720		\$4,074,720		\$0
Construction					
Construction Subtotal	\$37,089,966		\$37,089,966		\$0
Equipment					
Equipment Subtotal	\$2,432,241		\$2,432,241		\$0
Artwork					
Artwork Subtotal	\$218,868		\$218,868		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$176,667		\$176,667		\$0
Project Cost Estimate					
Total Project	\$43,992,462	\$0	\$43,992,462	\$0	\$0
	\$43,992,000	\$0	\$43,992,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$254,050			
Student Engagement for Students	\$22,865			
Student Engagement Coordination	\$22,865			
Insert Row Here				
Sub TOTAL	\$299,780	1.0788	\$323,403	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,324,460			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,324,460	1.1160	\$1,478,098	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$96,539			
Geotechnical Investigation	\$25,405			
Commissioning	\$20,324			
Site Survey	\$25,405			
Testing	\$10,162			
LEED Services	\$71,134			
Voice/Data Consultant	\$35,567			
Value Engineering	\$40,648			
Constructability Review	\$40,648			
Environmental Mitigation (EIS)	\$10,162			
Landscape Consultant	\$76,215			
ELCCA	\$50,810			
LCCT	\$20,324			
Reimbursables inc. Reprographics prior to bid	\$20,324			
Advertising	\$2,033			
Traffic Analysis	\$25,405			
Hazardous Materials Consultant	\$50,810			
Acoustic Design	\$30,486			
Interior Design	\$50,810			
Security consultant	\$30,486			
Historical Consultant	\$20,324			
AV Consultant	\$35,567			
Value Engineering Participation	\$35,567			
Constructability Review Participation	\$35,567			
Environmental Graphics/Signage	\$25,405			
Door Hardware Consultant	\$10,162			
Envelope Consultant	\$50,810			

SEPA/Land Use	\$40,648				
Insert Row Here					
Sub TOTAL	\$987,747	1.1160	\$1,102,326	Escalated to Mid-Design	
4) Other Services					
Bid/Construction/Closeout	\$595,047			31% of A/E Basic Services	
HVAC Balancing					
Staffing					
Commissioning & Training	\$76,215				
LEED Reporting & Monitoring	\$30,486				
Reimbursables/Reprographics for bid and construction	\$20,324				
Construction Materials Testing	\$76,215				
Insert Row Here					
Sub TOTAL	\$798,287	1.2086	\$964,810	Escalated to Mid-Const.	
5) Design Services Contingency					
Design Services Contingency	\$170,514				
Other					
Insert Row Here					
Sub TOTAL	\$170,514	1.2086	\$206,083	Escalated to Mid-Const.	
CONSULTANT SERVICES TOTAL	\$3,580,788		\$4,074,720		

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$986,568				
G20 - Site Improvements	\$283,374				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$35,567				
G60 - Other Site Construction					
General Conditions	\$136,426				
General Contractor Fee, Bonds & Insurance	\$100,936				
6.2% lost buying power Dec-21 to Jun-22	\$95,658				
Insert Row Here					
Sub TOTAL	\$1,638,529		1.1590	\$1,899,056	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations	\$610,591				
A20 - Basement Construction	\$95,944				
B10 - Superstructure	\$2,845,222				
B20 - Exterior Closure	\$2,819,802				
B30 - Roofing	\$778,927				
C10 - Interior Construction	\$1,688,460				
C20 - Stairs	\$293,022				
C30 - Interior Finishes	\$1,160,674				
D10 - Conveying	\$152,430				
D20 - Plumbing Systems	\$900,860				
D30 - HVAC Systems	\$3,688,302				
D40 - Fire Protection Systems	\$340,761				
D50 - Electrical Systems	\$3,720,942				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$2,079,147				
E10 - Equipment Installed by Contractor	\$37,803				
E20 - Equipment Installed by Contractor	\$762,400				

General Contractor Fee, Bonds & Insurance	\$1,538,270		
6.2% lost buying power Dec-21 to Jun-22	\$1,457,841		
Insert Row Here			
Sub TOTAL	\$24,971,398	1.2086	\$30,180,432

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$26,609,927		\$32,079,488
	\$414		\$499 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,330,496		
Other			
Insert Row Here			
Sub TOTAL	\$1,330,496	1.2086	\$1,608,038

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

9) Sales Tax			
Sub TOTAL	\$2,821,983		\$3,402,440

CONSTRUCTION CONTRACTS TOTAL	\$30,762,406		\$37,089,966
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$587,518			
E20 - Furnishings	\$848,636			
F10 - Special Construction				
A/V Systems	\$212,159			
Telecom/Data Cabling/Equipment	\$179,520			
Insert Row Here				
Sub TOTAL	\$1,827,833	1.2086	\$2,209,119	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2086	\$0	
3) Sales Tax				
Sub TOTAL	\$184,611		\$223,122	
EQUIPMENT TOTAL				
	\$2,012,444		\$2,432,241	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$218,868				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$218,868		NA	\$218,868	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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 and Plan Review Fees	\$152,430				
Insert Row Here					
OTHER COSTS TOTAL	\$152,430		1.1590	\$176,667	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Highline College
Project Name	Academic Pathways and Technology Center
OFM Project Number	40000582 infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	64,239	MACC per Gross Square Foot	\$11
Usable Square Feet	43,030	Escalated MACC per Gross Square Foot	\$13
Alt Gross Unit of Measure			
Space Efficiency	67.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.55%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	2400 S 240th St Des Moines 98198
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A09056, A07277, A01532, A06749, A03887, A08178, A05209
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$978,966	Total Project Escalated	\$1,131,639
		Rounded Escalated Total	\$1,132,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$53,664		
Extra Services	\$76,215		
Other Services	\$24,110		
Design Services Contingency	\$7,699		
Consultant Services Subtotal	\$161,688		

Construction			
Maximum Allowable Construction Cost (MACC)	\$702,087	Maximum Allowable Construction Cost (MACC) Escalated	\$813,719
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$35,104		\$42,428
Non-Taxable Items	\$0		\$0
Sales Tax	\$74,456	Sales Tax Escalated	\$86,471
Construction Subtotal	\$811,648	Construction Subtotal Escalated	\$942,618

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

Artwork			
Artwork Subtotal	\$5,630	Artwork Subtotal Escalated	\$5,630

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate

Total Project	\$978,966	Total Project Escalated	\$1,131,639
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Rounded Escalated Total

\$1,132,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$183,391		\$183,391		\$0
Construction					
Construction Subtotal	\$942,618		\$942,618		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$5,630		\$5,630		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,131,639	\$0	\$1,131,639	\$0	\$0
	\$1,132,000	\$0	\$1,132,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$53,664			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$53,664	1.1160	\$59,889	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$76,215			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$76,215	1.1160	\$85,056	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$24,110			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$24,110	1.2086	\$29,140	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,699			
Other				
Insert Row Here				
Sub TOTAL	\$7,699	1.2086	\$9,306	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$161,688

\$183,391

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities	\$282,166				
G40 - Site Electrical Utilities	\$251,430				
G60 - Other Site Construction					
General Conditions	\$55,761				
General Contractor Fee, Bonds & Insurance	\$41,255				
6.2% lost buying power Dec-21 to Jun-22	\$39,098				
Insert Row Here					
Sub TOTAL	\$669,710		1.1590	\$776,194	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Utility Hook Up	\$30,486				
6.2% lost buying power Dec-21 to Jun-22	\$1,891				
Insert Row Here					
Sub TOTAL	\$32,377		1.1590	\$37,525	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					

Sub TOTAL	\$0	1.2086	\$0
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4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$702,087	\$813,719
	\$11	\$13 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$35,104
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Other	
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Sub TOTAL	\$35,104	1.2086	\$42,428
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8) Non-Taxable Items

Other	
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Insert Row Here	
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Sub TOTAL	\$0	1.2086	\$0
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9) Sales Tax

Sub TOTAL	\$74,456	\$86,471
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CONSTRUCTION CONTRACTS TOTAL	\$811,648	\$942,618
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment				
E20 - Furnishings				
F10 - Special Construction				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2086	\$0	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2086	\$0	
3) Sales Tax				
Sub TOTAL	\$0		\$0	
EQUIPMENT TOTAL				
EQUIPMENT TOTAL	\$0		\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$5,630				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$5,630		NA	\$5,630	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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				
OTHER COSTS TOTAL	\$0	1.1590	\$0	

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C-100(2022)
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: Highline College – Academic Pathways and Technology Center

OFM project number: 40000582 **Legislative district(s):** 33

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	TBD
<ul style="list-style-type: none"> • ELCAP Program & Administrative Operations • BAS Administrative Operations • Computer and Information Technology 	<ul style="list-style-type: none"> • ELCAP Program & Administrative Operations • BAS Administrative Operations • Computer and Information Technology 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> ○ BAS Cybersecurity and Forensics ○ AAS Digital Forensics ○ AAS Computer Information Systems ● Business <ul style="list-style-type: none"> ○ BAS Global Trade and Logistics ○ AAS Administrative Operations ○ AAS International Business ○ AAS Business 	<ul style="list-style-type: none"> ○ BAS Cybersecurity and Forensics ○ AAS Digital Forensics ○ AAS Computer Information Systems ● Business <ul style="list-style-type: none"> ○ BAS Global Trade and Logistics ○ AAS Administrative Operations ○ AAS International Business AAS Business 		
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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:22PM

Project Number: 40000591

Project Title: Spokane Falls: Teaching & Learning Commons

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 41

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 located 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 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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:22PM

Project Number: 40000591

Project Title: Spokane Falls: Teaching & Learning Commons

Description

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 during 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."

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 C 100]

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.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:22PM

Project Number: 4000591

Project Title: Spokane Falls: Teaching & Learning Commons

Description

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. [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

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. Student 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 under represented students.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The proposed new Teaching and Learning Commons is all about reducing barriers and fostering collaboration. The new Library space will become a "collaborative center" with a more open learning environment with books, computers and groups spaces. The proposed building will also consolidate student services that support underrepresented communities such as a tutoring center, career services, students with disabilities, Workforce Education, LGBTQ support, and the MOSAC (Multicultural Office for Students Active in Community) office.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This proposal is designed to enable the Spokane Falls to better execute its Diversity, Equity, and Inclusion plan by increasing services for students historically underrepresented and removing barriers for greater participation, collaboration and innovation. Failure to build such project will continue to challenge Spokane Falls in meeting its plan to improve campus life in these areas.

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

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: Spokane

County: Spokane

Legislative District: 006

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:22PM

Project Number: 4000591

Project Title: Spokane Falls: Teaching & Learning Commons

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	52,018,000				52,018,000
	Total	52,018,000	0	0	0	52,018,000

Acct Code	Account Title	Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Spokane Falls Community College
Project Name	Teaching and Learning Commons
OFM Project Number	40000591 Building only (see separate C100 for infrastructure)

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	69,857	MACC per Gross Square Foot	\$417
Usable Square Feet	48,900	Escalated MACC per Gross Square Foot	\$507
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.76%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.00%	Location Used for Tax Rate	3410 W Whistalks Way Spokane 99224
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A09692, A06764
Project Administered By	DES		

Schedule			
Predesign Start	July-23	Predesign End	December-23
Design Start	February-24	Design End	May-25
Construction Start	July-25	Construction End	September-27
Construction Duration	26 Months		

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Project Cost Estimate			
Total Project	\$41,231,534	Total Project Escalated	\$49,573,072
		Rounded Escalated Total	\$49,573,000

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$1,200,000	Acquisition Subtotal Escalated	\$1,200,000

Consultant Services			
Predesign Services	\$406,890		
Design Phase Services	\$1,425,403		
Extra Services	\$1,130,023		
Other Services	\$788,733		
Design Services Contingency	\$370,657		
Consultant Services Subtotal	\$4,121,707	Consultant Services Subtotal Escalated	\$4,707,985

Construction			
Maximum Allowable Construction Cost (MACC)	\$29,103,992	Maximum Allowable Construction Cost (MACC) Escalated	\$35,432,496
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,455,200		\$1,776,508
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,750,327	Sales Tax Escalated	\$3,348,810
Construction Subtotal	\$33,309,519	Construction Subtotal Escalated	\$40,557,814

Equipment			
Equipment	\$1,781,318		
Sales Tax	\$160,319		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,941,637	Equipment Subtotal Escalated	\$2,370,352

Artwork			
Artwork Subtotal	\$246,632	Artwork Subtotal Escalated	\$246,632

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$206,020		
Project Administration Subtotal	\$206,020	Project Administration Subtotal Escalated	\$251,510

Other Costs			
Other Costs Subtotal	\$206,020	Other Costs Subtotal Escalated	\$238,778

Project Cost Estimate			
Total Project	\$41,231,534	Total Project Escalated	\$49,573,072
		Rounded Escalated Total	\$49,573,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$1,200,000		\$1,200,000		\$0
Consultant Services					
Consultant Services Subtotal	\$4,707,985		\$4,707,985		\$0
Construction					
Construction Subtotal	\$40,557,814		\$40,557,814		\$0
Equipment					
Equipment Subtotal	\$2,370,352		\$2,370,352		\$0
Artwork					
Artwork Subtotal	\$246,632		\$246,632		\$0
Agency Project Administration					
Project Administration Subtotal	\$251,510		\$251,510		\$0
Other Costs					
Other Costs Subtotal	\$238,778		\$238,778		\$0
Project Cost Estimate					
Total Project	\$49,573,072	\$0	\$49,573,071	\$0	\$1
	\$49,573,000	\$0	\$49,573,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction for the building.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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					
Demolition	\$1,200,000				
Insert Row Here					
ACQUISITION TOTAL	\$1,200,000		NA	\$1,200,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$360,535			
Student Engagement Budget	\$46,355			
Insert Row Here				
Sub TOTAL	\$406,890	1.0832	\$440,744	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,425,403			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,425,403	1.1160	\$1,590,750	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$41,204			
Geotechnical Investigation	\$36,054			
Commissioning	\$128,763			
Site Survey	\$20,602			
Testing	\$103,010			
LEED Services	\$74,168			
Voice/Data Consultant	\$36,054			
Value Engineering	\$61,806			
Constructability Review	\$61,806			
Environmental Mitigation (EIS)				
Landscape Consultant	\$128,763			
ELCCA	\$51,505			
Envelope Consultant	\$51,505			
Interiors, Acoustic, Lighting Design	\$154,515			
AV & Security Consultants	\$77,258			
Independent Cost Estimating	\$51,505			
Traffic / SEPA / Land Use	\$51,505			
Insert Row Here				
Sub TOTAL	\$1,130,023	1.1160	\$1,261,106	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$640,398			31% of A/E Basic Services
HVAC Balancing	\$51,505			
Staffing				
Reimbursibles / Reprographics	\$72,107			
Record Drawings	\$24,723			
Insert Row Here				
Sub TOTAL	\$788,733	1.2208	\$962,886	Escalated to Mid-Const.

5) Design Services Contingency

Design Services Contingency	\$187,552			
Additional 5% Design Contingency	\$183,105			
Insert Row Here				
Sub TOTAL	\$370,657	1.2208	\$452,499	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,121,707		\$4,707,985	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$619,289			
G20 - Site Improvements	\$868,686			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
6.2% lost buying power Dec-21 to Jun-22	\$92,255			
Insert Row Here				
Sub TOTAL	\$1,580,230	1.1590	\$1,831,487	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations	\$1,198,413			
A20 - Basement Construction				
B10 - Superstructure	\$3,765,530			
B20 - Exterior Closure	\$3,973,111			
B30 - Roofing	\$582,057			
C10 - Interior Construction	\$2,039,305			
C20 - Stairs	\$380,321			
C30 - Interior Finishes	\$2,039,305			
D10 - Conveying	\$406,321			
D20 - Plumbing Systems	\$788,834			
D30 - HVAC Systems	\$4,177,687			
D40 - Fire Protection Systems	\$394,066			
D50 - Electrical Systems	\$4,224,391			
F10 - Special Construction				
F20 - Selective Demolition	\$81,224			
General Conditions	\$1,391,546			
Equipment and Furnishings	\$474,802			
6.2% lost buying power Dec-21 to Jun-22	\$1,606,849			
Insert Row Here				
Sub TOTAL	\$27,523,762	1.2208	\$33,601,009	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$29,103,992**
\$417

\$35,432,496
\$507 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,455,200		
Other			
Insert Row Here			
Sub TOTAL	\$1,455,200	1.2208	\$1,776,508

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2208	\$0

9) Sales Tax

Sub TOTAL **\$2,750,327** **\$3,348,810**

CONSTRUCTION CONTRACTS TOTAL **\$33,309,519** **\$40,557,814**

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$685,122				
E20 - Furnishings	\$548,098				
F10 - Special Construction					
IT Equipment	\$548,098				
Insert Row Here					
Sub TOTAL	\$1,781,318		1.2208	\$2,174,634	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2208	\$0	
3) Sales Tax					
Sub TOTAL	\$160,319			\$195,718	
EQUIPMENT TOTAL					
	\$1,941,637			\$2,370,352	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$246,632				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$246,632		NA	\$246,632	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$206,020				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$206,020</i>				
PROJECT MANAGEMENT TOTAL	\$206,020		1.2208	\$251,510	

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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	\$206,020				
Insert Row Here					
OTHER COSTS TOTAL	\$206,020		1.1590	\$238,778	

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C-100(2022)
Additional Notes

Tab A. Acquisition

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Tab B. Consultant Services

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Tab C. Construction Contracts

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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

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Spokane Falls Community College
Project Name	Teaching and Learning Commons
OFM Project Number	40000591 Infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	69,857	MACC per Gross Square Foot	\$22
Usable Square Feet	48,900	Escalated MACC per Gross Square Foot	\$25
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.89%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.00%	Location Used for Tax Rate	3410 W Whistalks Way Spokane 99224
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A09692, A06764
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	February-24	Design End	April-25
Construction Start	May-25	Construction End	September-27
Construction Duration	28 Months		

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Project Cost Estimate

Total Project	\$2,132,962	Total Project Escalated	\$2,444,968
		Rounded Escalated Total	\$2,445,000

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$80,000	Acquisition Subtotal Escalated	\$80,000

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$109,657		
Extra Services	\$56,656		
Other Services	\$59,567		
Design Services Contingency	\$22,185		
Consultant Services Subtotal	\$248,065	Consultant Services Subtotal Escalated	\$284,643

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,530,388	Maximum Allowable Construction Cost (MACC) Escalated	\$1,759,641
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$76,519		\$93,040
Non-Taxable Items	\$0		\$0
Sales Tax	\$144,622	Sales Tax Escalated	\$166,741
Construction Subtotal	\$1,751,529	Construction Subtotal Escalated	\$2,019,422

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

Artwork			
Artwork Subtotal	\$12,164	Artwork Subtotal Escalated	\$12,164

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$20,602		
Project Administration Subtotal	\$20,602	Project Administration Subtotal Escalated	\$25,050

Other Costs			
Other Costs Subtotal	\$20,602	Other Costs Subtotal Escalated	\$23,689

Project Cost Estimate			
Total Project	\$2,132,962	Total Project Escalated	\$2,444,968
		Rounded Escalated Total	\$2,445,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$80,000		\$80,000		\$0
Consultant Services					
Consultant Services Subtotal	\$284,643		\$284,643		\$0
Construction					
Construction Subtotal	\$2,019,422		\$2,019,422		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$12,164		\$12,164		\$0
Agency Project Administration					
Project Administration Subtotal	\$25,050		\$25,050		\$0
Other Costs					
Other Costs Subtotal	\$23,689		\$23,689		\$0
Project Cost Estimate					
Total Project	\$2,444,968	\$0	\$2,444,968	\$0	\$0
	\$2,445,000	\$0	\$2,445,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction for supporting building infrastructure.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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	\$80,000				
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$80,000		NA	\$80,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0832	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$109,657			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$109,657	1.1138	\$122,136	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$36,054			
Geotechnical Investigation				
Commissioning	\$20,602			
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$56,656	1.1138	\$63,104	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$49,266			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Reimbursibles / Reprographics	\$10,301			
Insert Row Here				
Sub TOTAL	\$59,567	1.2159	\$72,428	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$11,294			
Additional 5% Design Contingency	\$10,891			
Insert Row Here				
Sub TOTAL	\$22,185	1.2159	\$26,975	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$248,065		\$284,643

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities	\$710,769			
G40 - Site Electrical Utilities	\$463,483			
G60 - Other Site Construction				
General Conditions	\$117,426			
6.2% lost buying power Dec-21 to Jun-22	\$80,084			
Insert Row Here				
Sub TOTAL	\$1,371,762	1.1498	\$1,577,252	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention	\$123,612			
Utility Hookup	\$25,753			
6.2% lost buying power Dec-21 to Jun-22	\$9,261			
Insert Row Here				
Sub TOTAL	\$158,626	1.1498	\$182,389	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.2159	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$22

\$25 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

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
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2159	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2159	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$12,164				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$12,164		NA	\$12,164	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$20,602				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$20,602</i>				
PROJECT MANAGEMENT TOTAL	\$20,602		1.2159	\$25,050	

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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	\$20,602				
Insert Row Here					
OTHER COSTS TOTAL	\$20,602		1.1498	\$23,689	

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C-100(2022)
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: Spokane Falls – Teaching and Learning Commons

OFM project number: 40000591 **Legislative district(s):** 06

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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
Shared-use classrooms and labs: <ul style="list-style-type: none"> • Humanities • Theater • Professional studies • Library • Workforce education Student Service Programs: <ul style="list-style-type: none"> • Tutoring • Career services 	Shared-use classrooms and labs: <ul style="list-style-type: none"> • Humanities • Theater • Professional studies • Library • Workforce education Student Service Programs: <ul style="list-style-type: none"> • Tutoring • Career services 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none">• Disability access• LGBTQ• MOSAIC (Multicultural Office for Students Actively Involved in Community)	<ul style="list-style-type: none">• Disability access• LGBTQ• MOSAIC (Multicultural Office for Students Actively Involved in Community)		
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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:23PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 42

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 the 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 in order 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 work-shops, 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).

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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:23PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

Description

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-OLTM). The BAS-OLTM 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.

Add Strategic plan details?

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 C 100]

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. [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) Use natural gas instead of electricity for heating
- c) Post occupancy commissioning
- d) Time of day and occupancy programming of lighting
- e) Efficient lighting
- f) Minimize building surface area for necessary floor plan

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:23PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

Description

- g) Roofing materials with high solar reflectance and reliability
- h) Trees and vegetation planted to directly shade building
- 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).

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will add new flexible and modern classroom and lab spaces which every college can use to meet the changes in teaching pedagogy. The most important piece to this project in terms of serving excluded communities is consolidating the student services into the new "Welcome Center." First impressions are critical for a college in recruiting and maintaining students and a Welcome Center that provide functions such as admissions, registration, and financial aid services offer an efficient and pleasurable enrollment experience.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The "enrollment" experience is an important one is attracting new students but the services that directly impact student of color and under-represented communities such as Advising, TRiO, Workforce Education, Running Start and Disability Services are crucial for balancing support and academic progress; not doing this project would set the college back in recruiting and maintaining student diversity at LCC.

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

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

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Expenditures

2023-25 Fiscal Period

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:23PM

Project Number: 40000584

Project Title: Lower Columbia: Welcome Center

Funding

<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	33,229,000				33,229,000
	Total	33,229,000	0	0	0	33,229,000

Future Fiscal Periods

	<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1 State Bldg Constr-State				
Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

<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>
001-1	General Fund-State	654	2,616	2,616	2,616	2,616
	Total	654	2,616	2,616	2,616	2,616

Narrative

300 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Apr-27). FTE equals the operating cost divided by 120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Lower Columbia College
Project Name	Welcome Center
OFM Project Number	40000584 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	47,396	MACC per Gross Square Foot	\$408
Usable Square Feet	33,185	Escalated MACC per Gross Square Foot	\$491
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.24%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.10%	Location Used for Tax Rate	1600 Maple St Longview 98632
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A06936, A09067, A05666
Project Administered By	DES		

Schedule

Pre-design Start	July-23	Pre-design End	December-23
Design Start	January-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$26,644,052	Total Project Escalated	\$31,872,294
		Rounded Escalated Total	\$31,872,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$248,970		
Design Phase Services	\$1,014,244		
Extra Services	\$891,208		
Other Services	\$633,510		
Design Services Contingency	\$139,397		
Consultant Services Subtotal	\$2,927,329	Consultant Services Subtotal Escalated	\$3,329,211

Construction			
Maximum Allowable Construction Cost (MACC)	\$19,335,952	Maximum Allowable Construction Cost (MACC) Escalated	\$23,293,971
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$966,798		\$1,168,472
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,644,523	Sales Tax Escalated	\$1,981,458
Construction Subtotal	\$21,947,272	Construction Subtotal Escalated	\$26,443,901

Equipment			
Equipment	\$1,372,671		
Sales Tax	\$111,186		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,483,857	Equipment Subtotal Escalated	\$1,793,391

Artwork			
Artwork Subtotal	\$158,569	Artwork Subtotal Escalated	\$158,569

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$127,025	Other Costs Subtotal Escalated	\$147,222

Project Cost Estimate			
Total Project	\$26,644,052	Total Project Escalated	\$31,872,294
		Rounded Escalated Total	\$31,872,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,329,211		\$3,329,211		\$0
Construction					
Construction Subtotal	\$26,443,901		\$26,443,901		\$0
Equipment					
Equipment Subtotal	\$1,793,391		\$1,793,391		\$0
Artwork					
Artwork Subtotal	\$158,569		\$158,569		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$147,222		\$147,222		\$0
Project Cost Estimate					
Total Project	\$31,872,294	\$0	\$31,872,294	\$0	\$0
	\$31,872,000	\$0	\$31,872,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction of the building.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$203,240			
Student Engagement for Students	\$22,865			
Student Engagement Coordination	\$22,865			
Insert Row Here				
Sub TOTAL	\$248,970	1.0788	\$268,589	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,014,244			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,014,244	1.1160	\$1,131,897	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$76,215			
Geotechnical Investigation	\$25,405			
Commissioning	\$20,324			
Site Survey	\$25,405			
Testing	\$10,162			
LEED Services	\$66,053			
Voice/Data Consultant	\$30,486			
Value Engineering	\$40,648			
Constructability Review	\$40,648			
Environmental Mitigation (EIS)	\$10,162			
Landscape Consultant	\$76,215			
ELCCA	\$50,810			
LCCT	\$20,324			
Reimbursables inc. Reprographics prior to bid	\$20,324			
Advertising	\$2,033			
Traffic Analysis	\$25,405			
Hazardous Materials Consultant	\$30,486			
Acoustic Design	\$30,486			
Interior Design	\$50,810			
Security Consultant	\$30,486			
AV Consultant	\$30,486			
Value Engineering Participation	\$35,567			
Constructability Review Participation	\$35,567			
Environmental Graphics/Signage	\$25,405			
Door Hardware Consultant	\$10,162			
Envelope Consultant	\$40,648			
SEPA/Land Use	\$30,486			

Insert Row Here				
Sub TOTAL	\$891,208	1.1160	\$994,589	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$455,675			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning & Training	\$76,215			
LEED Reporting & Monitoring	\$20,324			
Reimbursables/Reprographics for bid and construction	\$20,324			
Construction Materials Testing	\$60,972			
Insert Row Here				
Sub TOTAL	\$633,510	1.2086	\$765,661	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$139,397			
Other				
Insert Row Here				
Sub TOTAL	\$139,397	1.2086	\$168,475	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,927,329		\$3,329,211	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$760,920				
G20 - Site Improvements	\$415,701				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$35,567				
G60 - Other Site Construction					
General Conditions	\$126,674				
General Contractor Fee, Bonds & Insurance	\$93,722				
6.2% lost buying power Dec-21 to Jun-22	\$88,821				
Insert Row Here					
Sub TOTAL	\$1,521,405		1.1590	\$1,763,309	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations	\$661,500				
A20 - Basement Construction					
B10 - Superstructure	\$2,138,393				
B20 - Exterior Closure	\$2,338,411				
B30 - Roofing	\$598,443				
C10 - Interior Construction	\$1,271,719				
C20 - Stairs	\$217,183				
C30 - Interior Finishes	\$859,006				
D10 - Conveying	\$152,430				
D20 - Plumbing Systems	\$635,763				
D30 - HVAC Systems	\$2,347,986				
D40 - Fire Protection Systems	\$203,252				
D50 - Electrical Systems	\$2,441,906				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,483,259				
E10 - Equipment Installed by Contractor	\$16,869				

E20 - Equipment Installed by Contractor	\$311,007		
General Contractor Fee, Bonds & Insurance	\$1,097,399		
6.2% lost buying power Dec-21 to Jun-22	\$1,040,021		
Insert Row Here			
Sub TOTAL	\$17,814,547	1.2086	\$21,530,662

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$19,335,952	\$23,293,971
	\$408	\$491 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$966,798		
Other			
Insert Row Here			
Sub TOTAL	\$966,798	1.2086	\$1,168,472

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

9) Sales Tax

Sub TOTAL	\$1,644,523	\$1,981,458
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CONSTRUCTION CONTRACTS TOTAL	\$21,947,272		\$26,443,901
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$481,639				
E20 - Furnishings	\$602,048				
F10 - Special Construction					
A/V Systems	\$156,533				
Telecom/Data Cabling/Equipment	\$132,451				
Insert Row Here					
Sub TOTAL	\$1,372,671		1.2086	\$1,659,011	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$111,186			\$134,380	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$1,483,857			\$1,793,391	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$158,569				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$158,569		NA	\$158,569	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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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					
Permit and Plan Review Fees	\$127,025				
Insert Row Here					
OTHER COSTS TOTAL	\$127,025		1.1590	\$147,222	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Lower Columbia College
Project Name	Welcome Center
OFM Project Number	40000584 infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	47,396	MACC per Gross Square Foot	\$18
Usable Square Feet	33,185	Escalated MACC per Gross Square Foot	\$21
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.40%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.10%	Location Used for Tax Rate	1600 Maple St Longview 98632
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A06936, A09067, A05666
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	June-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$1,173,247	Total Project Escalated	\$1,356,816
		Rounded Escalated Total	\$1,357,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$63,974		
Extra Services	\$76,215		
Other Services	\$28,742		
Design Services Contingency	\$8,447		
Consultant Services Subtotal	\$177,378	Consultant Services Subtotal Escalated	\$201,399

Construction			
Maximum Allowable Construction Cost (MACC)	\$849,050	Maximum Allowable Construction Cost (MACC) Escalated	\$984,049
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$42,453		\$51,309
Non-Taxable Items	\$0		\$0
Sales Tax	\$72,212	Sales Tax Escalated	\$83,864
Construction Subtotal	\$963,714	Construction Subtotal Escalated	\$1,119,222

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

Artwork			
Artwork Subtotal	\$6,750	Artwork Subtotal Escalated	\$6,750

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$25,405	Other Costs Subtotal Escalated	\$29,445

Project Cost Estimate			
Total Project	\$1,173,247	Total Project Escalated	\$1,356,816
		Rounded Escalated Total	\$1,357,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$201,399		\$201,399		\$0
Construction					
Construction Subtotal	\$1,119,222		\$1,119,222		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$6,750		\$6,750		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$29,445		\$29,445		\$0
Project Cost Estimate					
Total Project	\$1,356,816	\$0	\$1,356,816	\$0	\$0
	\$1,357,000	\$0	\$1,357,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction for the building infrastructure.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 No future appropriations are needed.
 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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$63,974			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$63,974	1.1160	\$71,396	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$76,215			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$76,215	1.1160	\$85,056	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$28,742			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$28,742	1.2086	\$34,738	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$8,447			
Other				
Insert Row Here				
Sub TOTAL	\$8,447	1.2086	\$10,209	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$177,378		\$201,399

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities	\$570,033				
G40 - Site Electrical Utilities	\$84,955				
G60 - Other Site Construction					
General Conditions	\$68,447				
General Contractor Fee, Bonds & Insurance	\$50,641				
6.2% lost buying power Dec-21 to Jun-22	\$47,993				
Insert Row Here					
Sub TOTAL	\$822,069		1.1590	\$952,778	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Utility Hook-Up	\$25,405				
6.2% lost buying power Dec-21 to Jun-22	\$1,576				
Insert Row Here					
Sub TOTAL	\$26,981		1.1590	\$31,271	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					

Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$849,050 \$18	\$984,049 \$21 per GSF
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7) Owner Construction Contingency

Allowance for Change Orders	\$42,453		
Other			
Insert Row Here			
Sub TOTAL	\$42,453	1.2086	\$51,309

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2086	\$0

9) Sales Tax

Sub TOTAL	\$72,212	\$83,864
------------------	-----------------	-----------------

CONSTRUCTION CONTRACTS TOTAL	\$963,714	\$1,119,222
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$6,750				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$6,750		NA	\$6,750	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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 Fees	\$25,405				
Insert Row Here					
OTHER COSTS TOTAL	\$25,405		1.1590	\$29,445	

Green cells must be filled in by user

C-100(2022)
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: Lower Columbia – Welcome Center

OFM project number: 40000584 **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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	TBD
Student Services <ul style="list-style-type: none"> • Advising • Cashiering • Counseling • Disability Support Services • Financial Aid • International Programs • One-Stop 	Student Services <ul style="list-style-type: none"> • Advising • Cashiering • Counseling • Disability Support Services • Financial Aid • International Programs • One-Stop 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> • Outreach • Registration • Running Start • Testing • TRIO Support Services • Workforce / Career Services <p>Campus Support Programs:</p> <ul style="list-style-type: none"> • Effectiveness and College Relations • Information Technology <p>Curricular Programs:</p> <ul style="list-style-type: none"> • Business • Language and Literature 	<ul style="list-style-type: none"> • Outreach • Registration • Running Start • Testing • TRIO Support Services • Workforce / Career Services <p>Campus Support Programs:</p> <ul style="list-style-type: none"> • Effectiveness and College Relations • Information Technology <p>Curricular Programs:</p> <ul style="list-style-type: none"> • Business • Language and Literature 		
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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:57AM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 43

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 supports services they need.

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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:57AM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

Description

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 C 100]

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. [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 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

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:57AM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

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).

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will consolidate the enrollment services support offices creating an accessible entry point for admissions, registration and financial aid support. I will also house the Running Start and Outreach programs, Advising, Workforce Education, Career Center, Veterans and Accessibility offices. This will create a one -stop shop for student seeking support navigating the college's student services.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This CSCC building request is important in meeting the school DEI goal of removing barriers and bringing students together. Currently, these services are broken into several small, older and less welcoming buildings across campus. The consequence of not doing such project will make it more challenging for the college to improve equity and inclusion for its racial and culturally diverse communities.

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

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: Shoreline

County: King

Legislative District: 032

Project Type

New Facilities/Additions (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	33,687,000				33,687,000
	Total	33,687,000	0	0	0	33,687,000
			Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:57AM

Project Number: 40000587

Project Title: Shoreline: Comprehensive Student Services Center

Funding

Total	0	0	0	0
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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	0.2	0.5	0.5	0.5	0.5
001-1	General Fund-State	27,795	55,590	55,590	55,590	55,590
	Total	27,795	55,590	55,590	55,590	55,590

Narrative

6,375 net new square feet at \$8.72/Net-new-GSF/year starting at end of construction (Jan-27). FTE equals operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Shoreline Community College
Project Name	Comprehensive Student Services Center
OFM Project Number	40000587 building only (see separate C100 for infrastructure)

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	49,750	MACC per Gross Square Foot	\$382
Usable Square Feet	33,000	Escalated MACC per Gross Square Foot	\$454
Alt Gross Unit of Measure			
Space Efficiency	66.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.26%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	16101 Greenwood Ave N Shoreline 98133
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish: A02391, A01137, A09918, A06715, A05916, A02462
Project Administered By	DES		

Schedule			
Pre-design Start	July-23	Pre-design End	October-23
Design Start	November-23	Design End	January-25
Construction Start	April-25	Construction End	January-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	\$27,264,423	Total Project Escalated	\$32,166,364
		Rounded Escalated Total	\$32,166,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$229,253		
Design Phase Services	\$998,599		
Extra Services	\$1,278,727		
Other Services	\$825,642		
Design Services Contingency	\$166,611		
Consultant Services Subtotal	\$3,498,831	Consultant Services Subtotal Escalated	\$3,936,920

Construction			
Maximum Allowable Construction Cost (MACC)	\$18,985,234	Maximum Allowable Construction Cost (MACC) Escalated	\$22,586,448
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$949,262		\$1,133,799
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,053,253	Sales Tax Escalated	\$2,443,185
Construction Subtotal	\$21,987,749	Construction Subtotal Escalated	\$26,163,432

Equipment			
Equipment	\$887,081		
Sales Tax	\$91,369		
Non-Taxable Items	\$0		
Equipment Subtotal	\$978,450	Equipment Subtotal Escalated	\$1,168,662

Artwork			
Artwork Subtotal	\$160,032	Artwork Subtotal Escalated	\$160,032

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$101,890		
Project Administration Subtotal	\$101,890	Project Administration Subtotal Escalated	\$121,698

Other Costs			
Other Costs Subtotal	\$537,471	Other Costs Subtotal Escalated	\$615,620

Project Cost Estimate

Total Project	\$27,264,423	Total Project Escalated	\$32,166,364
		Rounded Escalated Total	\$32,166,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,936,920		\$3,936,920		\$0
Construction					
Construction Subtotal	\$26,163,432		\$26,163,432		\$0
Equipment					
Equipment Subtotal	\$1,168,662		\$1,168,662		\$0
Artwork					
Artwork Subtotal	\$160,032		\$160,032		\$0
Agency Project Administration					
Project Administration Subtotal	\$121,698		\$121,698		\$0
Other Costs					
Other Costs Subtotal	\$615,620		\$615,620		\$0

Project Cost Estimate					
Total Project	\$32,166,364	\$0	\$32,166,364	\$0	\$0
	\$32,166,000	\$0	\$32,166,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study	\$183,402				
Student Engagement	\$45,851				
Insert Row Here					
Sub TOTAL	\$229,253		1.0702	\$245,347	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$998,599				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$998,599		1.1006	\$1,099,058	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)	\$101,890				
Geotechnical Investigation	\$45,851				
Commissioning	\$50,945				
Site Survey	\$40,756				
Testing					
LEED Services	\$66,229				
Voice/Data Consultant	\$61,134				
Value Engineering	\$50,945				
Constructability Review	\$50,945				
Environmental Mitigation (EIS)					
Landscape Consultant	\$76,418				
Acoustical Design	\$35,662				
Arborist Report	\$15,284				
Architectural Lighting Design	\$35,662				
Audio Visual Design	\$50,945				
Commissioning Participation	\$25,473				
Constructability Review Participation	\$30,567				
DAHP Mitigation Support	\$20,378				
ELCCA	\$50,945				
Electrical - Site	\$66,229				
Envelope Consulting	\$66,229				
Hazardous Materials Study	\$25,473				
Independent Cost Estimating	\$50,945				
Interior Design (Furnishings Assistance)	\$25,473				
LEED Energy Modeling	\$76,418				
Reimbursable Expenses Prior to Bid	\$30,567				
Security	\$15,284				
SEPA Services	\$30,567				
Signage and and Graphics	\$30,567				

Stormwater Permitting (SWPPP, NOI)	\$25,473			
Value Engineering Participation	\$25,473			
Insert Row Here				
Sub TOTAL	\$1,278,727	1.1006	\$1,407,367	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$448,646			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Arborist Inspection and Monitoring	\$15,284			
Art Installation Coordination	\$5,095			
Building Envelope Testing	\$25,473			
Construction Materials Testing	\$76,418			
Enhanced Construction Administration	\$163,024			
Hazardous Materials Abatement Monitoring	\$15,284			
Post Construction LCCA	\$10,189			Executive Order 13-03
Post Occupancy Commissioning	\$15,284			
Record Documents	\$30,567			Includes bid set printing and distribution
Reimbursable Expenses Post Bid	\$20,378			
Insert Row Here				
Sub TOTAL	\$825,642	1.1944	\$986,147	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$166,611			
Other				
Insert Row Here				
Sub TOTAL	\$166,611	1.1944	\$199,001	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,498,831		\$3,936,920	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$585,028				
G20 - Site Improvements	\$687,758				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$97,815				
G60 - Other Site Construction					
Building Demolition	\$244,730				
Hazardous Materials Abatement	\$104,884				
6.2% lost buying power Dec-21 to Jun-22	\$106,654				
Insert Row Here					
Sub TOTAL	\$1,826,869		1.1454	\$2,092,496	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1454	\$0	
3) Facility Construction					
A10 - Foundations	\$498,589				
A20 - Basement Construction					
B10 - Superstructure	\$2,117,689				
B20 - Exterior Closure	\$2,123,688				
B30 - Roofing	\$518,417				
C10 - Interior Construction	\$786,600				
C20 - Stairs	\$73,361				
C30 - Interior Finishes	\$726,259				
D10 - Conveying	\$93,739				
D20 - Plumbing Systems	\$370,459				
D30 - HVAC Systems	\$1,541,210				
D40 - Fire Protection Systems	\$267,356				
D50 - Electrical Systems	\$2,849,011				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$921,086				
E-10 - Fixed Equipment	\$69,897				
E-20 - Furnishings	\$440,283				
Design Contingency	\$1,511,785				
Contractor's Overhead and Profit	\$1,247,223				

6.2% lost buying power Dec-21 to Jun-22	\$1,001,713		
Insert Row Here			
Sub TOTAL	\$17,158,365	1.1944	\$20,493,952

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$18,985,234		\$22,586,448
	\$382		\$454 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$949,262		
Other			
Insert Row Here			
Sub TOTAL	\$949,262	1.1944	\$1,133,799

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1944	\$0

9) Sales Tax			
Sub TOTAL	\$2,053,253		\$2,443,185

CONSTRUCTION CONTRACTS TOTAL	\$21,987,749		\$26,163,432
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$380,178				
E20 - Furnishings	\$506,903				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$887,081		1.1944	\$1,059,530	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1944	\$0	
3) Sales Tax					
Sub TOTAL	\$91,369			\$109,132	
EQUIPMENT TOTAL					
	\$978,450			\$1,168,662	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$160,032				
Other					
Insert Row Here					
ARTWORK TOTAL	\$160,032		NA	\$160,032	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$101,890				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$101,890</i>				
PROJECT MANAGEMENT TOTAL	\$101,890		1.1944	\$121,698	

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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	\$45,851				
Building and Land Use Permits	\$229,253				
City of Shoreline Transportation Impact Fees					
Landscape Bond/Maintenance Agreement	\$254,725				
LEED Registration/Certification Fees	\$7,642				
Insert Row Here					
OTHER COSTS TOTAL	\$537,471		1.1454	\$615,620	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Shoreline Community College
Project Name	Comprehensive Student Services Center
OFM Project Number	40000587 Infrastructure only (see separate C100 for building)

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	49,750	MACC per Gross Square Foot	\$21
Usable Square Feet	33,000	Escalated MACC per Gross Square Foot	\$24
Alt Gross Unit of Measure			
Space Efficiency	66.3%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	10.23%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	16101 Greenwood Ave N Shoreline 98133
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	to demolish: A02391, A01137, A09918, A06715, A05916, A02462
Project Administered By	DES		

Schedule			
Pre-design Start	July-23	Pre-design End	October-23
Design Start	November-23	Design End	January-25
Construction Start	April-25	Construction End	January-27
Construction Duration	21 Months		

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Project Cost Estimate			
Total Project	\$1,327,965	Total Project Escalated	\$1,521,281
		Rounded Escalated Total	\$1,521,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$77,001		
Extra Services	\$0		
Other Services	\$34,595		
Design Services Contingency	\$5,580		
Consultant Services Subtotal	\$117,175	Consultant Services Subtotal Escalated	\$132,733

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,038,917	Maximum Allowable Construction Cost (MACC) Escalated	\$1,189,976
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$51,946		\$62,045
Non-Taxable Items	\$0		\$0
Sales Tax	\$112,359	Sales Tax Escalated	\$128,958
Construction Subtotal	\$1,203,222	Construction Subtotal Escalated	\$1,380,979

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

Artwork			
Artwork Subtotal	\$7,569	Artwork Subtotal Escalated	\$7,569

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate

Total Project	\$1,327,965	Total Project Escalated	\$1,521,281
		Rounded Escalated Total	\$1,521,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$132,733		\$132,733		\$0
Construction					
Construction Subtotal	\$1,380,979		\$1,380,979		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$7,569		\$7,569		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0

Project Cost Estimate					
Total Project	\$1,521,281	\$0	\$1,521,281	\$0	\$0
	\$1,521,000	\$0	\$1,521,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0702	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$77,001				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$77,001		1.1006	\$84,748	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)					
Geotechnical Investigation					
Commissioning					
Site Survey					
Testing					
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1006	\$0	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$34,595				31% of A/E Basic Services
HVAC Balancing					
Staffing					
Other					
Insert Row Here					
Sub TOTAL	\$34,595		1.1944	\$41,320	Escalated to Mid-Const.
5) Design Services Contingency					
Design Services Contingency	\$5,580				
Other					
Insert Row Here					
Sub TOTAL	\$5,580		1.1944	\$6,665	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$117,175

\$132,733

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$24,658				
G20 - Site Improvements	\$63,860				
G30 - Site Mechanical Utilities	\$559,988				
G40 - Site Electrical Utilities	\$218,172				
G60 - Other Site Construction					
Design Contingency	\$43,334				
General Contractors Overhead and Profit	\$68,252				
6.2% lost buying power Dec-21 to Jun-22	\$60,653				
Insert Row Here					
Sub TOTAL	\$1,038,917		1.1454	\$1,189,976	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1454	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.1944	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$21

\$24 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

1.1944

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL

1.1944

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1944	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1944	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$7,569				
Other					
Insert Row Here					
ARTWORK TOTAL	\$7,569		NA	\$7,569	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1944	\$0	

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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					
OTHER COSTS TOTAL	\$0		1.1454	\$0	

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C-100(2022)
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: Shoreline – Comprehensive Student Services Center

OFM project number: 40000587 **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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
Student Services Programs: <ul style="list-style-type: none"> • Welcome Center • Outreach and Support • Running Start • Enrollment and Aid Services <ul style="list-style-type: none"> ○ Admissions ○ Advising ○ Placement ○ Registration 	Student Services Programs: <ul style="list-style-type: none"> • Welcome Center • Outreach and Support • Running Start • Enrollment and Aid Services <ul style="list-style-type: none"> ○ Admissions ○ Advising ○ Placement ○ Registration 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> ○ Financial Aid ● Career and Counseling <ul style="list-style-type: none"> ○ Counseling Center ○ Community Employment Program ○ Worksource Connection ○ Workforce Education ● Learning Support Centers <ul style="list-style-type: none"> ○ Accessibility Accommodation Services ○ Transitional Studies Study Center ○ Veterans' Services <p>Academic Programs:</p> <ul style="list-style-type: none"> ● The proposed project will support students studying in every instructional program offered at the college. Students who need assistance with developing language, math, and reading skills through ESL, or are participating in Transitional Studies classes or the I-BEST integrated learning model, will find the services they need in the CSSC. <p>K-12 and Business Partnerships:</p> <ul style="list-style-type: none"> ● SCC supports out-of-school youth through the Career Education Options (CEO) program and Learning Center North (LCN, in 	<ul style="list-style-type: none"> ○ Financial Aid ● Career and Counseling <ul style="list-style-type: none"> ○ Counseling Center ○ Community Employment Program ○ Worksource Connection ○ Workforce Education ● Learning Support Centers <ul style="list-style-type: none"> ○ Accessibility Accommodation Services ○ Transitional Studies Study Center ○ Veterans' Services <p>Academic Programs:</p> <ul style="list-style-type: none"> ● The proposed project will support students studying in every instructional program offered at the college. Students who need assistance with developing language, math, and reading skills through ESL, or are participating in Transitional Studies classes or the I-BEST integrated learning model, will find the services they need in the CSSC. <p>K-12 and Business Partnerships:</p> <ul style="list-style-type: none"> ● SCC supports out-of-school youth through the Career Education Options (CEO) program and Learning Center North (LCN, in 		
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SBCTC program updates for major projects included in a capital budget request

partnership with King County Work Training Program).	partnership with King County Work Training Program).		
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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:30PM

Project Number: 40000538

Project Title: Big Bend: Health Science & Performing Arts

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 44

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.

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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:30PM

Project Number: 40000538

Project Title: Big Bend: Health Science & Performing Arts

Description

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.
- All 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 as a whole, 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 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 Type 1 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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:30PM

Project Number: 40000538

Project Title: Big Bend: Health Science & Performing Arts

Description

agency to perform better. Reference feasibility studies, master plans, space programming, and other analyses as appropriate. [See proposal section 2.2]

BBC'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 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 C 100]

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.

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:30PM

Project Number: 40000538

Project Title: Big Bend: Health Science & Performing Arts

Description

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. [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 natural gas instead of electricity for heating
- 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

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Big Bend College has a diverse student body with students of color making up nearly half. The replacement of the TRiO building will be significant in providing better services for students coming from disadvantaged backgrounds. This proposal also replaces its Health Science building hoping to provide better opportunities and improved services in the health care industry within the region and to local under-represented communities.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The replacement of three original buildings built in the 1960's to support military operations would provide the college with new upgraded facilities with modern systems (electric, plumbing, HVAC), modern access (larger, flexible, more accessible), and modern functionality (better equipped multimedia and tech enhancements). The failure to make such enhancements will hurt students who have traditionally been excluded from quality education.

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

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: Moses Lake

County: Grant

Legislative District: 013

Project Type

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:30PM

Project Number: 40000538

Project Title: Big Bend: Health Science & Performing Arts

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	31,953,000				31,953,000
	Total	31,953,000	0	0	0	31,953,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Big Bend Community College
Project Name	Health Science and Performing Arts Center
OFM Project Number	40000538 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	42,735	MACC per Gross Square Foot	\$428
Usable Square Feet	35,613	Escalated MACC per Gross Square Foot	\$517
Alt Gross Unit of Measure			
Space Efficiency	83.3%	A/E Fee Class	A
Construction Type	Auditorium with stage	A/E Fee Percentage	8.51%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	7662 Chanute St NE Moses Lake 98837
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A08441, A07808, A09197
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	March-24	Design End	April-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$25,549,569	Total Project Escalated	\$30,596,596
		Rounded Escalated Total	\$30,597,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$297,747		
Design Phase Services	\$1,128,620		
Extra Services	\$788,068		
Other Services	\$771,273		
Design Services Contingency	\$149,285		
Consultant Services Subtotal	\$3,134,993	Consultant Services Subtotal Escalated	\$3,575,192

Construction			
Maximum Allowable Construction Cost (MACC)	\$18,305,419	Maximum Allowable Construction Cost (MACC) Escalated	\$22,089,640
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$915,271		\$1,106,197
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,576,097	Sales Tax Escalated	\$1,902,059
Construction Subtotal	\$20,796,787	Construction Subtotal Escalated	\$25,097,896

Equipment			
Equipment	\$1,354,499		
Sales Tax	\$111,069		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,465,568	Equipment Subtotal Escalated	\$1,771,286

Artwork			
Artwork Subtotal	\$152,222	Artwork Subtotal Escalated	\$152,222

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$25,549,569	Total Project Escalated	\$30,596,596
		Rounded Escalated Total	\$30,597,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,575,192		\$3,575,192		\$0
Construction					
Construction Subtotal	\$25,097,896		\$25,097,896		\$0
Equipment					
Equipment Subtotal	\$1,771,286		\$1,771,286		\$0
Artwork					
Artwork Subtotal	\$152,222		\$152,222		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0

Project Cost Estimate					
Total Project	\$30,596,596	\$0	\$30,596,596	\$0	\$0
	\$30,597,000	\$0	\$30,597,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$45,729			
Environmental Analysis	\$40,648			
Predesign Study	\$182,916			
Mitigation Planning DHAP	\$28,454			
Insert Row Here				
Sub TOTAL	\$297,747	1.0874	\$323,771	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,128,620			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,128,620	1.1159	\$1,259,427	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$38,616			
Geotechnical Investigation	\$12,195			
Commissioning	\$15,243			
Site Survey	\$16,260			
Testing	\$8,130			
LEED Services	\$111,782			
Voice/Data Consultant	\$28,454			
Value Engineering	\$46,746			
Constructability Review	\$58,940			
Environmental Mitigation (EIS)				
Landscape Consultant	\$28,454			
Specialized Consultants	\$279,455			
Energy Modeling	\$111,782			
Renderings/Presentations	\$32,011			
Insert Row Here				
Sub TOTAL	\$788,068	1.1159	\$879,406	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$507,061			31% of A/E Basic Services
HVAC Balancing	\$60,972			
Staffing				
Enhanced Commissioning	\$81,296			
Special Testing	\$121,944			
Insert Row Here				
Sub TOTAL	\$771,273	1.2086	\$932,161	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$149,285			
Other				

Insert Row Here				
Sub TOTAL	\$149,285	1.2086	\$180,427	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,134,993		\$3,575,192	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$109,437			
G20 - Site Improvements	\$164,155			
G30 - Site Mechanical Utilities	\$230,600			
G40 - Site Electrical Utilities	\$121,163			
G60 - Other Site Construction	\$25,623			
6.2% lost buying power Dec-21 to Jun-22	\$40,361			
Insert Row Here				
Sub TOTAL	\$691,339	1.1590	\$801,262	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations	\$486,386			
A20 - Basement Construction	\$78,170			
B10 - Superstructure	\$1,375,778			
B20 - Exterior Closure	\$2,017,633			
B30 - Roofing	\$544,579			
C10 - Interior Construction	\$2,446,695			
C20 - Stairs	\$172,841			
C30 - Interior Finishes	\$1,426,588			
D10 - Conveying	\$138,968			
D20 - Plumbing Systems	\$779,520			
D30 - HVAC Systems	\$2,988,233			
D40 - Fire Protection Systems	\$254,484			
D50 - Electrical Systems	\$2,484,476			
F10 - Special Construction				
F20 - Selective Demolition	\$703,523			
General Conditions	\$687,889			
6.2% lost buying power Dec-21 to Jun-22	\$1,028,317			
Insert Row Here				
Sub TOTAL	\$17,614,080	1.2086	\$21,288,378	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL **\$18,305,419**

\$428

\$22,089,640

\$517 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$915,271**

Other

Insert Row Here

Sub TOTAL \$915,271

1.2086

\$1,106,197

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.2086

\$0

9) Sales Tax

Sub TOTAL \$1,576,097

\$1,902,059

CONSTRUCTION CONTRACTS TOTAL \$20,796,787

\$25,097,896

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$477,701				
E20 - Furnishings	\$521,128				
F10 - Special Construction					
A/V Systems and Equipment	\$213,402				
DAS	\$142,268				
Insert Row Here					
Sub TOTAL	\$1,354,499		1.2086	\$1,637,048	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$111,069			\$134,238	
EQUIPMENT TOTAL					
	\$1,465,568			\$1,771,286	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$152,222				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$152,222		NA	\$152,222	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	\$0				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Big Bend Community College
Project Name	Health Science and Performing Arts Center
OFM Project Number	40000538 infrastructure only (see separate C100 for building)

Contact Information	
Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics			
Gross Square Feet	42,735	MACC per Gross Square Foot	\$21
Usable Square Feet	35,613	Escalated MACC per Gross Square Foot	\$24
Alt Gross Unit of Measure			
Space Efficiency	83.3%	A/E Fee Class	A
Construction Type	Auditorium with stage	A/E Fee Percentage	11.81%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details			
Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.20%	Location Used for Tax Rate	7662 Chanute St NE Moses Lake 98837
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A08441, A07808, A09197
Project Administered By	DES		

Schedule			
Predesign Start	July-23	Predesign End	January-24
Design Start	March-24	Design End	April-25
Construction Start	July-25	Construction End	April-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate			
Total Project	\$1,171,122	Total Project Escalated	\$1,355,682
		Rounded Escalated Total	\$1,356,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$75,792		
Extra Services	\$40,648		
Other Services	\$34,052		
Design Services Contingency	\$7,525		
Consultant Services Subtotal	\$158,017	Consultant Services Subtotal Escalated	\$180,187

Construction			
Maximum Allowable Construction Cost (MACC)	\$885,803	Maximum Allowable Construction Cost (MACC) Escalated	\$1,026,646
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$44,290		\$53,530
Non-Taxable Items	\$0		\$0
Sales Tax	\$76,268	Sales Tax Escalated	\$88,574
Construction Subtotal	\$1,006,361	Construction Subtotal Escalated	\$1,168,750

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

Artwork			
Artwork Subtotal	\$6,745	Artwork Subtotal Escalated	\$6,745

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$1,171,122	Total Project Escalated	\$1,355,682
		Rounded Escalated Total	\$1,356,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$180,187		\$180,187		\$0
Construction					
Construction Subtotal	\$1,168,750		\$1,168,750		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$6,745		\$6,745		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,355,682	\$0	\$1,355,682	\$0	\$0
	\$1,356,000	\$0	\$1,356,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0874	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$75,792			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$75,792	1.1159	\$84,577	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$40,648			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$40,648	1.1159	\$45,360	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$34,052			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$34,052	1.2086	\$41,155	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,525			
Other				
Insert Row Here				
Sub TOTAL	\$7,525	1.2086	\$9,095	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$158,017	\$180,187

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$49,459			
G20 - Site Improvements	\$18,089			
G30 - Site Mechanical Utilities	\$542,702			
G40 - Site Electrical Utilities	\$180,589			
G60 - Other Site Construction				
Communication	\$43,250			
6.2% lost buying power Dec-21 to Jun-22	\$51,714			
Insert Row Here				
Sub TOTAL	\$885,803	1.1590	\$1,026,646	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.2086	\$0	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL **\$885,803**

\$21

\$1,026,646

\$24 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders **\$44,290**

Other

Insert Row Here

Sub TOTAL \$44,290

1.2086

\$53,530

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.2086

\$0

9) Sales Tax

Sub TOTAL \$76,268

\$88,574

CONSTRUCTION CONTRACTS TOTAL \$1,006,361

\$1,168,750

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2086	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$6,745				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$6,745		NA	\$6,745	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2086	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

Green cells must be filled in by user

C-100(2022)
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: Big Bend - Health Science and Performing Arts Center

OFM project number: 40000538 **Legislative district(s):** 13

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • TRiO-Upward Bound • Allied Health • Music 	<ul style="list-style-type: none"> • TRiO-Upward Bound • Allied Health • Music 		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:15AM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 48

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 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, benefitting families, child caretakers, and the larger Whatcom County community. Building Y is a 30-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 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:15AM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Description

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 61-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 C 100]

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. [See proposal section 7.4.2]

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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:15AM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Description

- 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 on 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

35% of the Whatcom population falls below the poverty line. Part of the functionality that will be placed in Building A will be the Child and Family Studies program and Transitional Studies. These programs are designed to assist under-represented populations. They are intended to provide tools to assist families who struggle to complete their education.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This proposal creates modern and flexible classroom space. The result will be the expansion of programs designed to assist people of color and lower income students. The consequence of not doing this project will be the continuation of teaching under-represented students in subpar facilities.

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	9,974,000				9,974,000
	Total	9,974,000	0	0	0	9,974,000

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:15AM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Funding

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:34PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Preservation

Agency Priority: 48

Project Summary

The project will renovate 11,535 gross square feet (GSF) in one building and replace 1,836 GSF with a single new 1,800 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 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, benefitting families, child caretakers, and the larger Whatcom County community. Building Y is a 30-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 1,800 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 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:34PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Description

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 61-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 C 100]

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. [See proposal section 7.4.2]

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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:34PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Description

- 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 on 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

35% of the Whatcom population falls below the poverty line. Part of the functionality that will be placed in Building A will be the Child and Family Studies program and Transitional Studies. These programs are designed to assist under-represented populations. They are intended to provide tools to assist families who struggle to complete their education.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This proposal creates modern and flexible classroom space. The result will be the expansion of programs designed to assist people of color and lower income students. The consequence of not doing this project will be the continuation of teaching under-represented students in subpar facilities.

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

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: 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	9,974,000				9,974,000
	Total	9,974,000	0	0	0	9,974,000

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:34PM

Project Number: 40000537

Project Title: Bellingham: Bldg A Renovation - Bldg Y Replacement

Funding

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

Narrative

There is no net-new area being added to the campus.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bellingham Technical College
Project Name	Building A Remodel
OFM Project Number	40000537 building only (see separate C100s for Bldg Y and infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	11,535	MACC per Gross Square Foot	\$347
Usable Square Feet	10,625	Escalated MACC per Gross Square Foot	\$402
Alt Gross Unit of Measure			
Space Efficiency	92.1%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	11.93%
Remodel	Yes	Projected Life of Asset (Years)	25

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave Bellingham 98225
Contingency Rate	9%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A01046
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	August-23
Design Start	September-23	Design End	June-24
Construction Start	July-24	Construction End	August-26
Construction Duration	25 Months		

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Project Cost Estimate

Total Project	\$6,233,828	Total Project Escalated	\$7,172,997
		Rounded Escalated Total	\$7,173,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$51,085		
Design Phase Services	\$358,807		
Extra Services	\$81,737		
Other Services	\$161,203		
Design Services Contingency	\$58,755		
Consultant Services Subtotal	\$711,588	Consultant Services Subtotal Escalated	\$785,926

Construction			
Maximum Allowable Construction Cost (MACC)	\$3,998,944	Maximum Allowable Construction Cost (MACC) Escalated	\$4,634,207
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$359,905		\$417,994
Non-Taxable Items	\$0		\$0
Sales Tax	\$383,579	Sales Tax Escalated	\$444,594
Construction Subtotal	\$4,742,428	Construction Subtotal Escalated	\$5,496,795

Equipment			
Equipment	\$309,134		
Sales Tax	\$27,204		
Non-Taxable Items	\$0		
Equipment Subtotal	\$336,338	Equipment Subtotal Escalated	\$390,624

Artwork			
Artwork Subtotal	\$35,687	Artwork Subtotal Escalated	\$35,687

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$237,163		
Project Administration Subtotal	\$237,163	Project Administration Subtotal Escalated	\$275,442

Other Costs			
Other Costs Subtotal	\$170,625	Other Costs Subtotal Escalated	\$188,524

Project Cost Estimate			
Total Project	\$6,233,828	Total Project Escalated	\$7,172,997
		Rounded Escalated Total	\$7,173,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$785,926		\$785,926		\$0
Construction					
Construction Subtotal	\$5,496,795		\$5,496,795		\$0
Equipment					
Equipment Subtotal	\$390,624		\$390,624		\$0
Artwork					
Artwork Subtotal	\$35,687		\$35,687		\$0
Agency Project Administration					
Project Administration Subtotal	\$275,442		\$275,442		\$0
Other Costs					
Other Costs Subtotal	\$188,524		\$188,524		\$0
Project Cost Estimate					
Total Project	\$7,172,997	\$0	\$7,172,998	\$0	-\$1
	\$7,173,000	\$0	\$7,173,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$30,651			
Environmental Analysis	\$10,217			
Predesign Study	\$10,217			
Other				
Insert Row Here				
Sub TOTAL	\$51,085	1.0617	\$54,237	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$358,807			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$358,807	1.0810	\$387,871	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$10,217			
Geotechnical Investigation				
Commissioning				
Site Survey	\$5,109			
Testing				
LEED Services	\$35,760			
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$20,434			
Early Childhood Design consultant	\$10,217			
Insert Row Here				
Sub TOTAL	\$81,737	1.0810	\$88,358	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$161,203			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$161,203	1.1614	\$187,222	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$58,755			
Other				
Insert Row Here				
Sub TOTAL	\$58,755	1.1614	\$68,238	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$711,588	\$785,926

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$18,828			
G20 - Site Improvements	\$75,310			
G30 - Site Mechanical Utilities	\$37,655			
G40 - Site Electrical Utilities	\$37,655			
G60 - Other Site Construction				
6.2% lost buying power Dec-21 to Jun-22	\$10,506			
Insert Row Here				
Sub TOTAL	\$179,954	1.1049	\$198,832	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1049	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure	\$18,828			
B20 - Exterior Closure	\$18,828			
B30 - Roofing	\$18,828			
C10 - Interior Construction	\$376,548			
C20 - Stairs				
C30 - Interior Finishes	\$753,096			
D10 - Conveying				
D20 - Plumbing Systems	\$451,858			
D30 - HVAC Systems	\$451,858			
D40 - Fire Protection Systems	\$75,310			
D50 - Electrical Systems	\$941,369			
F10 - Special Construction				
F20 - Selective Demolition	\$37,655			
General Conditions	\$451,858			
6.2% lost buying power Dec-21 to Jun-22	\$222,954			
Insert Row Here				
Sub TOTAL	\$3,818,990	1.1614	\$4,435,375	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$3,998,944		\$4,634,207	

\$347

\$402 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$359,905		
Other			
Insert Row Here			
Sub TOTAL	\$359,905	1.1614	\$417,994

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1614	\$0

9) Sales Tax

Sub TOTAL	\$383,579		\$444,594
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CONSTRUCTION CONTRACTS TOTAL	\$4,742,428		\$5,496,795
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$153,255				
E20 - Furnishings	\$155,879				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$309,134		1.1614	\$359,029	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1614	\$0	
3) Sales Tax					
Sub TOTAL	\$27,204			\$31,595	
EQUIPMENT TOTAL					
	\$336,338			\$390,624	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$35,687				
Other					
Insert Row Here					
ARTWORK TOTAL	\$35,687		NA	\$35,687	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
BTC Project Manager	\$237,163				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$237,163</i>				
PROJECT MANAGEMENT TOTAL	\$237,163		1.1614	\$275,442	

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	\$76,628				
Historic and Archeological Mitigation					
Portable classroom (2) lease	\$85,823				
Program moving costs	\$8,174				
Insert Row Here					
OTHER COSTS TOTAL	\$170,625		1.1049	\$188,524	

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C-100(2022)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Extra Services: \$10,000 allocated for Early Childhood design consultant, \$20,000 allocated for landscape design and play equipment

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Office systems furniture \$50/sq.ft. (\$5,000/100 sq.ft. work station) = \$60,000. Classrooms \$14/sq.ft. = \$57,658. Early Childhood Learning AV, whiteboards, computers, lectern, miscellaneous building equipment \$150,000

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

BTC Project Management based on Bldg J monthly rate \$9,285 x 25 month project = \$232,125

Insert Row Here

Tab G. Other Costs

Portable Classroom Lease (2 units), \$3,500/unit/month. Duration of 12 months = \$84,000

Associated moving costs of programs \$8,000

Insert Row Here

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bellingham Technical College
Project Name	Building Y Replacement
OFM Project Number	40000537 building only (see separate C100s for Bldg A and infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	1,836	MACC per Gross Square Foot	\$740
Usable Square Feet	1,721	Escalated MACC per Gross Square Foot	\$865
Alt Gross Unit of Measure			
Space Efficiency	93.7%	A/E Fee Class	C
Construction Type	Shop and maintenance f	A/E Fee Percentage	8.55%
Remodel	No	Projected Life of Asset (Years)	40

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave Bellingham 98225
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A01046
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	August-23
Design Start	September-23	Design End	March-24
Construction Start	June-25	Construction End	December-25
Construction Duration	6 Months		

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Project Cost Estimate

Total Project	\$2,049,931	Total Project Escalated	\$2,366,588
		Rounded Escalated Total	\$2,367,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$51,085		
Design Phase Services	\$84,205		
Extra Services	\$127,714		
Other Services	\$37,831		
Design Services Contingency	\$15,042		
Consultant Services Subtotal	\$315,876	Consultant Services Subtotal Escalated	\$343,721

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,359,351	Maximum Allowable Construction Cost (MACC) Escalated	\$1,587,248
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$67,968		\$79,414
Non-Taxable Items	\$0		\$0
Sales Tax	\$125,604	Sales Tax Escalated	\$146,666
Construction Subtotal	\$1,552,923	Construction Subtotal Escalated	\$1,813,328

Equipment			
Equipment	\$148,147		
Sales Tax	\$13,037		
Non-Taxable Items	\$0		
Equipment Subtotal	\$161,184	Equipment Subtotal Escalated	\$188,328

Artwork			
Artwork Subtotal	\$11,774	Artwork Subtotal Escalated	\$11,774

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$8,174	Other Costs Subtotal Escalated	\$9,437

Project Cost Estimate			
Total Project	\$2,049,931	Total Project Escalated	\$2,366,588
		Rounded Escalated Total	\$2,367,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$343,721		\$343,721		\$0
Construction					
Construction Subtotal	\$1,813,328		\$1,813,328		\$0
Equipment					
Equipment Subtotal	\$188,328		\$188,328		\$0
Artwork					
Artwork Subtotal	\$11,774		\$11,774		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$9,437		\$9,437		\$0
Project Cost Estimate					
Total Project	\$2,366,588	\$0	\$2,366,588	\$0	\$0
	\$2,367,000	\$0	\$2,367,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$30,651			
Environmental Analysis	\$10,217			
Predesign Study	\$10,217			
Other				
Insert Row Here				
Sub TOTAL	\$51,085	1.0617	\$54,237	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$84,205			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$84,205	1.0745	\$90,478	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$10,217			
Geotechnical Investigation	\$20,434			
Commissioning	\$30,651			
Site Survey	\$5,109			
Testing	\$15,326			
LEED Services	\$35,760			
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$10,217			
Other				
Insert Row Here				
Sub TOTAL	\$127,714	1.0745	\$137,229	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$37,831			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$37,831	1.1684	\$44,202	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$15,042			
Other				
Insert Row Here				
Sub TOTAL	\$15,042	1.1684	\$17,575	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$315,876	\$343,721

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$13,793			
G20 - Site Improvements	\$27,586			
G30 - Site Mechanical Utilities	\$13,793			
G40 - Site Electrical Utilities	\$13,793			
G60 - Other Site Construction				
6.2% lost buying power Dec-21 to Jun-22	\$4,276			
Insert Row Here				
Sub TOTAL	\$73,241	1.1545	\$84,557	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1545	\$0	
3) Facility Construction				
A10 - Foundations	\$68,965			
A20 - Basement Construction				
B10 - Superstructure	\$11,035			
B20 - Exterior Closure	\$165,516			
B30 - Roofing	\$68,965			
C10 - Interior Construction	\$110,344			
C20 - Stairs	\$13,793			
C30 - Interior Finishes	\$68,965			
D10 - Conveying				
D20 - Plumbing Systems	\$110,344			
D30 - HVAC Systems	\$165,516			
D40 - Fire Protection Systems	\$41,379			
D50 - Electrical Systems	\$206,895			
F10 - Special Construction				
F20 - Selective Demolition	\$13,793			
General Conditions	\$165,516			
6.2% lost buying power Dec-21 to Jun-22	\$75,084			
Insert Row Here				
Sub TOTAL	\$1,286,110	1.1684	\$1,502,691	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,359,351		\$1,587,248	

\$740

\$865 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$67,968		
Other			
Insert Row Here			
Sub TOTAL	\$67,968	1.1684	\$79,414

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1684	\$0

9) Sales Tax

Sub TOTAL	\$125,604	\$146,666
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CONSTRUCTION CONTRACTS TOTAL	\$1,552,923	\$1,813,328
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$102,170				
E20 - Furnishings	\$45,977				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$148,147		1.1684	\$173,095	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1684	\$0	
3) Sales Tax					
Sub TOTAL	\$13,037			\$15,233	
EQUIPMENT TOTAL					
	\$161,184			\$188,328	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$11,774				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$11,774		NA	\$11,774	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1684	\$0	

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					
Associated moving costs of programs	\$8,174				
Insert Row Here					
OTHER COSTS TOTAL	\$8,174		1.1545	\$9,437	

Green cells must be filled in by user

C-100(2022)
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

Estimated Owner Supplied Equipment (to be confirmed by BTC) \$100,000

Estimated furnishings \$5,000/staff person (9) = \$45,000

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

BTC Project Management included in Building A C100

Insert Row Here

Tab G. Other Costs

Associated moving costs of programs

Insert Row Here

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bellingham Technical College
Project Name	Building A Renovation and Building Y Replacement
OFM Project Number	40000537 infrastructure only (see separate C100s for Bldg Y and Bldg A)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	556	MACC per Gross Square Foot	\$529
Usable Square Feet	556	Escalated MACC per Gross Square Foot	\$590
Alt Gross Unit of Measure			
Space Efficiency	100.0%	A/E Fee Class	A
Construction Type	Communications Buildin	A/E Fee Percentage	12.59%
Remodel	No	Projected Life of Asset (Years)	25

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	3028 Lindbergh Ave Bellingham 98225
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A01046
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	August-23
Design Start	September-23	Design End	June-24
Construction Start	July-24	Construction End	August-26
Construction Duration	25 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$389,550	Total Project Escalated	\$434,281
		Rounded Escalated Total	\$434,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$26,816		
Extra Services	\$10,218		
Other Services	\$12,048		
Design Services Contingency	\$2,454		
Consultant Services Subtotal	\$51,536	Consultant Services Subtotal Escalated	\$56,879

Construction			
Maximum Allowable Construction Cost (MACC)	\$293,989	Maximum Allowable Construction Cost (MACC) Escalated	\$327,819
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$14,699		\$17,072
Non-Taxable Items	\$0		\$0
Sales Tax	\$27,165	Sales Tax Escalated	\$30,350
Construction Subtotal	\$335,853	Construction Subtotal Escalated	\$375,241

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

Artwork			
Artwork Subtotal	\$2,161	Artwork Subtotal Escalated	\$2,161

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$389,550	Total Project Escalated	\$434,281
		Rounded Escalated Total	\$434,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$56,879		\$56,879		\$0
Construction					
Construction Subtotal	\$375,241		\$375,241		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$2,161		\$2,161		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$434,281	\$0	\$434,281	\$0	\$0
	\$434,000	\$0	\$434,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0617	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$26,816			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$26,816	1.0810	\$28,989	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey	\$5,109			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$5,109			
Other				
Insert Row Here				
Sub TOTAL	\$10,218	1.0810	\$11,046	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$12,048			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$12,048	1.1614	\$13,993	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$2,454			
Other				
Insert Row Here				
Sub TOTAL	\$2,454	1.1614	\$2,851	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$51,536	\$56,879

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$5,537			
G20 - Site Improvements	\$27,683			
G30 - Site Mechanical Utilities	\$69,206			
G40 - Site Electrical Utilities	\$69,206			
G60 - Other Site Construction	\$55,365			
6.2% lost buying power Dec-21 to Jun-22	\$14,074			
Insert Row Here				
Sub TOTAL	\$241,071	1.1049	\$266,360	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1049	\$0	
3) Facility Construction				
A10 - Foundations	\$2,768			
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	\$13,841			
General Conditions	\$33,219			
6.2% lost buying power Dec-21 to Jun-22	\$3,090			
Insert Row Here				
Sub TOTAL	\$52,918	1.1614	\$61,459	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$293,989		\$327,819	

\$529

\$590 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders	\$14,699		
Other			
Insert Row Here			
Sub TOTAL	\$14,699	1.1614	\$17,072

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1614	\$0

9) Sales Tax

Sub TOTAL	\$27,165	\$30,350
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CONSTRUCTION CONTRACTS TOTAL	\$335,853	\$375,241
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Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1614	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1614	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$2,161				
Other					
Insert Row Here					
ARTWORK TOTAL	\$2,161		NA	\$2,161	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1614	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1049	\$0	

Green cells must be filled in by user

C-100(2022)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

<i>Insert Row Here</i>

Tab C. Construction Contracts

G60- Fire main, FDC, and backflow

<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

BTC project management included in Building A C100

<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 Building A Renovation and Building Y Replacement

OFM project number: 40000537 **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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • Transitional Studies/ABE • IMPACT! (Youth Reengagement) • Child and Family Studies 	<ul style="list-style-type: none"> • Transitional Studies/ABE • IMPACT! (Youth Reengagement) • Child and Family Studies 		

TAB C

Programmatic Projects



**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

Description

Starting Fiscal Year: 2024
 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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropr
057-1	State Bldg Constr-State	63,000,000				63,000,000
060-1	Comm/Tech Cap Proj A-State	5,000,000				5,000,000
	Total	68,000,000	0	0	0	68,000,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
060-1	Comm/Tech Cap Proj A-State				
	Total	0	0	0	0

Operating Impacts

No Operating Impact

SubProjects

OFM

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

SubProject Title: Bates Technical College

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

SubProject Title: Bates Technical College

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Building A is the main hub of the Downtown campus with the president's office, administration, student support services and instructional space. Each demand and require equitable and accessible access. Due to the terrain of the Downtown campus and restrictions in the existing building construction ADA accessibility between floors relies on two building elevators. Both existing elevators are past their service life and therefore they are frequently out of order creating barriers to people with disabilities.

Building C has a rooftop parking lot with ADA accessible spaces. The ADA route from the rooftop parking to any other place on the downtown campus relies on the single elevator in Bldg C. This elevator is also past its service life, routinely traps occupants inside and as the sole ADA exit off the rooftop parking creates barriers to people with disabilities when the elevator is out of service. The elevator stops are exterior facing and open to the weather, lighting levels at the elevator stops are poor, creating an unsafe environment.

What happens if this project is not funded by the State?

Bates will operate a community college campus that routinely creates barriers to people with disabilities due to these equipment failures, and potentially puts community members at risk of harm at Building C. These conditions conflict with Bates mission and values.

What is the desired solution?

Replace all 3 elevators in their entirety to include new controllers, conveyance system, pit equipment, doors, call stations and cab interior components. Upgrade lighting at Building C elevator stops to create a safer environment for building occupants.

Will this project increase access or improve utilization? (Yes/No) Yes - Increase access to services

If yes, please specify the Net Change in FTE capacity. No net change in FTE capacity

What benefit will this project provide the college?

This project supports the following institutional goals:

- Update and adopt policies and processes that promote a more welcoming and inclusive college for all students, faculty, staff, and community members
- Improve current outreach and hiring practices

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

SubProject Title: Bates Technical College

Bates Technical College enriches our diverse communities by inspiring student learning, challenging greater achievement, and educating for employment. Bates Technical College helps students realize their potential for growth and success through innovative instruction in a nurturing, diverse environment. Bates Technical College strives to ensure that its services are accessible to people with disabilities. This project directly improves access to the college for the community, and for current and future students, staff and faculty.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

A number of electrical and mechanical systems are being replaced and modernized in biennium 21-23, however along with finishes in rooms C160 through C170 much of the infrastructure and remaining finishes in the north wing of the C Building are original and have not been renovated since construction beyond a minor remodel in 1998. Classes have been using these rooms without any renovations, currently these rooms don't effectively or safely serve programs that use these rooms for lecture, design or creative leaning. The current spaces do not accommodate the new pedagogies in learning for the programs that are offered in these rooms. A renovation of these spaces will provide a variety of programs with a space that can better serve their respective need and offer modern fabrication space which will service multiple programs.

What happens if this project is not funded by the State?

If this project is not funded the departments will continue to work in an outdated area which is not fit for purpose and the college would not be able to accommodate the growth in specific departments and allow the college to adopt contemporary pedagogies. Existing electrical and mechanical systems which are beyond serviceable life and do not meet current life safety codes will remain.

What is the desired solution?

The desired solution would be to renovate the north wing of the C Building to accommodate programs in a remodeled space which will be specifically designed to satisfy their instructional needs. Dated and not to current code electrical and mechanical systems will be replaced to meet current code requirements. A sprinkler and fire alarm system will be added to the remodeled space.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 10%

What benefit will this project provide the college?

The remodeled space will allow for greater flexibility as to which programs will be able to utilize the equipment and classroom space. Demand for the remodel is also driven by requirements for learning environments which accommodate contemporary pedagogies. This space will also offer flexible, collaborative learning spaces required for professional technical programs that teach workplace skills.

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000757

SubProject Title: Bellevue College

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?
The project is consistent with the master plan and will support several strategic goals and initiatives including Student Success, College life and culture and community engagement and enrichment.

Starting Fiscal Year: 2024

Project Class: Program

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 current and future 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.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Dependent on renovation

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.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000758

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) will collaborate on surveying and evaluating campus resource and facility project requests in the Fall of 2023. The last facility project request survey was done by FPC in 2018. In order to keep the facility project requests current and responsive to campus needs, it is being added to PARA's annual equipment request process. 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.

From the 2023 survey a list of equipment and project requests will be evaluated and ranked by a scoring matrix tied to the Campus' Strategic Plan Themes and Goals and implemented based on available funding. This survey and evaluation process will identify the specific renovation projects to be funded by the 2023-25 Minor Program funds.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Multiple classrooms in Building 1600 (Business & Liberal Arts) are small and limit the size of our capacity in many classes to 20 students. Instructional spaces need to provide an updated floor plan that align with modern instruction. The majority of our landscape on campus is grass which takes hours a week to mow and maintain while our water bill is well over \$150K each year. With our weather and natural hazards, it is necessary for us to water to decrease the opportunity for fires. We also want to improve the safety and security of our students, staff and equipment by adding electrification to many exterior doors around campus.

What happens if this project is not funded by the State?

We do not have the funds to complete this project ourselves. The college will have to continue to offer more sections to smaller size classes along with continuing to have waiting lists for our Business & Liberal Art classes. Continue to mow and maintain the acreage while our water bill continues to grow with the cost of inflation. Electrification of doors will just be put on hold until funding is available.

What is the desired solution?

The desired solution is to remove a couple walls between two classrooms to increase the size of a couple classrooms. Move a handful of doors to different entry points to provide a better flow of traffic in the 1600 building. Remove and replace grass acreage to dry scape/drought tolerant landscape in strategically selected locations around campus. Improve safety and security to our students, staff and equipment by adding electrification of campus exterior doors.

Will this project increase access or improve utilization? (Yes/No) YES

If yes, please specify the Net Change in FTE capacity. None

What benefit will this project provide the college?

The renovation to the 1600 classrooms would allow us to increase classroom capacity which would reduce sections of certain classes, resulting in less moonlighting of some instructors. It will also cut down on our Business & liberal Art waiting list classes. Decrease hours of M&O staff mowing and decrease the campus' water bill. Electrification of campus exterior doors would allow us to discontinue the recoring of entire buildings when staff lose keys.

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

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Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000759

SubProject Title: Big Bend Community College

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”. Both of these projects would create a commitment to quality and continuous improvement. Another overarching institutional goal is to provide a safe, accessible and sustainable campus. The addition of electrification of door access will improve the safety and security of our students, staff and equipment.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?
Many office spaces and classrooms have been cramped with two or more staff sharing the same office space due to growth/demand while waiting on STEM4 construction. STEM4 opening date is September 2023 and we will be moving staff and classroom into the new building leaving us to renovate spaces based on new classroom and staff uses in 2023-2025.

What happens if this project is not funded by the State?
Cascadia will not be able to reconfigure/remodel offices and help desk areas for new purposes based on class demands.

What is the desired solution?
Reconfigure and remodel space based on new needs/demands with the opening of STEM 4.

Will this project increase access or improve utilization? (Yes/No) YES
If yes, please specify the Net Change in FTE capacity. 2,700
What benefit will this project provide the college?
The ability to reconfigure/remodel offices and help desk space for new needs based on enrollment.

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 year Master Plan.

Starting Fiscal Year: 2024

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

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000761

SubProject Title: Centralia College 1

time reaching our Greenhouse Gas reduction goals

What is the desired solution?

Upgrade or replace existing equipment which contributes to greenhouse gas emissions

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

What benefit will this project provide the college? Higher efficient equipment reducing utility costs and overall reduction of greenhouse gases

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The current campus fiber optic infrastructure is a mix of single mode and multimode fiber with a central hub (circa 1990) in an older buildings lower level which does not have backup power and is susceptible to flooding. Over the years, other buildings have been added and the level of technology use has evolved and increased tremendously, with a majority of college instruction and communication reliant on the dated central hub, in one the oldest buildings on campus.

What happens if this project is not funded by the State?

The college is in danger of losing the ability to deliver instruction, communicate with internal and external constituents, and operate with external based systems, such as the business enterprise program the housed at the State Board of Community and Technical Colleges.

What is the desired solution?

Relocate the central hub with new single node fiber to the TransAlta Commons, which is built to current seismic building standards and has a generator backup system which will allow the college to continue operating the network in a variety of disasters.

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? This will provide the college a modern hub system with an up -to-date network connectivity with a much higher reliability. It will allow continuation of mission critical operations in the event of natural disasters. , .

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Insures campus operations will avoid unnecessary technology impacted down time and provide a reliable platform for the delivery of instruction and services during emergencies and disasters.

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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000762

SubProject Title: Centralia College 2

Starting Fiscal Year: 2024

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

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

What benefit will this project provide the college? Reliable lighting systems with a lower energy consumption and cost.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Reducing energy usage and lowering carbon footprint.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Due to improper expansion joints installation, existing flooring has large expanding cracks which are becoming a safety tripping hazard.

What happens if this project is not funded by the State?

The cracking floors will continue to enlarge and spread, creating a trip/fall liability and larger deferred maintenance cost.

What is the desired solution?

Repair current cracks or replace floor sections and install new expansion joints in proper locations

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

What benefit will this project provide the college? Lower possibility of trip fall injuries/claims, improved visual appearance,

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000764

SubProject Title: Centralia College 4

lower future deferred maintenance cost.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals Provide a safe and attractive environment for students, faculty, staff and the general public.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary ?

Over the past several student satisfaction survey, students have identified concerns over aging spaces and inadequate facilities, making the College a less desirable place to be. This comes as a result of space that has been very highly used during peak enrollment periods, without significant effort to improve these spaces over many years. Minor Program funds will enable Clark College to utilize instructional and student space more effectively, ensure that facilities can accommodate flexible uses, and enhance student learning in and out of the classroom.

Faculty and staff work areas also need improvement to provide high quality and responsive services to students. This will help improve recruitment, enrollment, and retention of students.

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 students' 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 improvements tomorrow.

What is the desired solution ?

Modify instructional and student support space to enrich interactive and collaborative learning opportunities consistent with best practices in higher education. Retention rates strongly correlate to environmental and physical factors, such as open learning areas, access to tutorial and advising services, comfortable and usable student spaces, and the availability of technology in and out of the classroom. Clark College cannot effectively serve 21st century students in facilities primarily built in the 1960's and 1970's. Minor improvement funding will allow the College to make modifications necessary to align our physical environment with our institutional goal to enhance student learning and success.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 100*

• Net change in FTE is estimated based on the impact of similar past projects in terms of increased access or improved utilization.

What benefit will this project provide the college ?

With more adaptive, flexible, and physically attractive facilities, the College will be able to implement instructional and student support strategies that have proven to increase student retention and success.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

The College's Comprehensive Facilities Plan (CFP) and Strategic Plan are currently under construction and expected to be

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000765

SubProject Title: Clark College

complete in early 2023. However, "student learning" is and will be at the core of these two Plans. The common theme across the College is student success. Considering the responses from the students in the recent student satisfaction surveys, program funding will allow the College to focus on providing physical space that promotes student learning and success in the broader sense.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary ?

South Hill campus experiences multiple power outages a year and the existing UPS and infrastructure is not able to keep IT and other critical instructional equipment online during these outages. We need to investigate the power issue and also upgrade the infrastructure and UPS device to be sufficient for instructional and facility needs.

What happens if this project is not funded by the State ?

We will not be able to fund the project.

What is the desired solution ?

Upgraded UPS device and associated infrastructure.

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 ?

Stable power, sufficient power backup for critical devices and increasing capacity to add new devices to backup power.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Increasing accessibility to IT devices and instructional support to students.

Starting Fiscal Year: 2024

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 are students need us to provide and thus will impact our ability to fully support the needs of our community.

What is the desired solution?

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SubProjects

SubProject Number: 40000767

SubProject Title: Columbia Basin College 1

We recommend remodeling a portion of the T 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.

Will this project increase access or improve utilization? (Yes/No) Unknown

If yes, please specify the Net Change in FTE capacity.

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.

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.

Starting Fiscal Year: 2024

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 its own standalone building, "S-Building" has not been renovated since 1989 when it was last remodeled. Classrooms, circulation spaces, labs, restrooms, and offices are 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.

What is the desired solution?

Funding approval to remodel the Science wing of the T-Building.

Will this project increase access or improve utilization? (Yes/No) Unknown

If yes, please specify the Net Change in FTE capacity.

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.

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.

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000768

SubProject Title: Columbia Basin College 2

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The Edmonds College Campus and area around it has experienced a dramatic rise in crime, drug abuse and people experiencing homelessness in recent years. The college community has unfortunately seen its staff, students and property increasingly fall victim to property crimes, crimes of opportunity and disturbing interactions with non campus affiliated individuals experiencing drug, alcohol and mental health challenges. The opportunity for such crimes to occur is intensified by the fact that the North and East Campus Complexes are situated in more secluded areas which are easily accessible to the public and difficult to monitor and control. The college is cognizant of these issues and has made every possible effort to patrol as much of its property as possible, but additional engineered measures would greatly enhance the safety and security of students, staff and faculty and would provide much needed improvements in meeting the college's objective of providing a safe and secure learning and working environment.

What happens if this project is not funded by the State?

The North and East Campus Complexes will continue to provide opportunities for individuals with malicious intent to have access to college property and the opportunity to negatively impact our students, staff, faculty and state resources.

What is the desired solution?

With an improved security posture on the college's North and East campus complexes, the college will be able to more effectively deter unauthorized access and will improve the College Security Department's ability to more effectively monitor and enforce safe conditions in the outlying instruction and administrative spaces.

The security upgrade will include:

- Addition of security fence on the north and east sides of the Gateway Building as well as securing access to the building's exterior stairwells and light shafts.
- Replacement of damaged fence sections abutting the North Campus Complex
- Addition of electronic drop arms on the service road and at the entrance to the North east entrance to the campus. This will deter unauthorized vehicle access and will mitigate the dramatic uptick of vehicle theft and vandalism in these lots.
- Addition of emergency call towers with video and public announcement capability. This will greatly improve security by giving members of the campus community instant access to emergency services and serve as a visual deterrent to visitors with malicious intent.
- Addition of video door access control at buildings on North and East campus complexes
- Demolition of the existing vacant Elks Building which attracts drug use, depositing of drug paraphernalia, human and wild animal waste, which leads to the spread of disease. There is significant unauthorized disposal of waste adjacent to this building. This building also suffers from regular vandalism and theft of utility services which can lead to injuries.
- Addition of three PTZ multi-head cameras on North and East Campus Complexes.
- Improvements to Monroe Hall Infrastructure.

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?

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SubProjects

SubProject Number: 40000769

SubProject Title: Edmonds Community College 1

This project will greatly enhance the ability of students to persist in their education by providing them a safe and comfortable learning environment. It will also serve as a deterrent to those with malicious intent and will deny them secluded areas to conduct illegal activity, thus risking the health and safety of all involved.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project supports the college goal of developing and maintaining a safe, healthy and professional environment that fosters creativity, innovation, learning and personal growth by ensuring as safe an environment as possible for our students. The project is also related to our core themes of promoting academic excellence, student success and community engagement by providing a safe space for teaching and learning to take place without undue concern for personal safety and well-being which is negatively impacted by criminal behavior.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary ?

The Monte Cristo Building will be demolished, and several departments need to be relocated. As a result, there is an opportunity to realign and provide greater visibility for spaces focused on Diversity, Equity, and Inclusion. TRIO, MESA, and Place of Our Way are specifically impacted. The desire is to relocate these student -facing entities to a centralized location. In addition, D & E and the Pride Center may relocate as well. Also displaced by this demo is the nutrition classroom. Due to the increased funding, we are adding the build out a new space with specialized electricity, plumbing, and food preparation stations.

There is a lack of coordinated space to address some of the programming needs to build community spaces to foster engagement and belonging. The project will include configuring student engagement spaces to accommodate recreational and programming for students to build community.

Enrollment service is spread out in multiple locations in the Parks building, not allowing for a seamless enrollment experience. A one-stop/express enrollment center would help reduce students trying to figure out where to go and how to find respective departments

The Monte Cristo Building is scheduled to be demolished, and it hosts several departments and staff members, such as Conference Services, Sustainability, and Custodial Services. Therefore, this project will include renovating space to accommodate these staff members.

The cosmetology program is currently using leased space in Marysville. We are planning to move the program back to the main campus in Everett to accommodate more students and reduce the overhead cost of external leasing facilities. This project will focus on renovating space in our Advanced Manufacturing Training and Education Center to meet the program needs of this department.

What happens if this project is not funded by the State ?

As a result of the library move, office moves, and other programs moving into the new Learning Resource Center, the remaining vacated space in our building assets will underperform in an underutilized and disjointed manner; direct student

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SubProjects

SubProject Number: 40000770

SubProject Title: Everett Community College

services and programming that function out of these spaces will lack efficiency.

Student community space for recreation and programming is limited and does not create a sense of community or provide opportunities to foster engagement outside the classroom. As a result, we would create uncoordinated makeshift spaces to support this need.

Maintenance inventory and other program storage items will need to be held in unorthodox spaces or space -prohibitive areas of campus. Programs such as Conference Services, Sustainability, and Custodial Services, will lose offices and training space that cannot be effectively recovered.

We will create information guides and use student ambassadors to direct students to enrollment departments spread out in the Parks Building.

If the cosmetology build-out is not funded, we would need to continue leasing external space, which is cost -prohibitive.

The college will not have a space to operate the nutrition classroom.

What is the desired solution?

After programs move into the new Learning Resource Center, part of the vacated space will house a centralized and fully coordinated DEI space containing Diversity, Equity, and Inclusion, Path of our Ways, and the Pride Center.

Exploration: The Parks Student Union Art Gallery and Library are possible solutions to centralizing DEI. Other solutions include utilizing space in our International Programs building to consolidate these programs. We would consider moving the bookstore in the Parks Student Union to the former library.

A minor yet meaningful renovation of the Parks library (as an example) will provide students with a dedicated gathering and socialization space.

Due to the demolition of Monte Cristo, the maintenance inventory storage space and other program storage space. Programs and departments such as Conference Services, Sustainability, and Custodial Services that lose offices and training space have work stations, meeting spaces, and break rooms sufficient to accommodate staff and serve students.

A solution to an inefficient location of enrollment services is to create a One -Stop location where students can gain access to all entry services in one central location and by cross -training staff who will serve as enrollment generalists assisting students with their entry enrollment (e.g., admissions application, assessment scheduling, orientation, FASFA, and advisor scheduling).

Renovating vacant space in our Advanced Manufacturing Training and Educational Center to accommodate our cosmetology program. There is vacant space due to a previous tenant, Providence Hospital, who has relocated, which provides us with an opportunity to bring additional programs on site.

Will this project increase access or improve utilization? (Yes/No) Yes – access to coordinated EDI Services & Programs

If yes, please specify the Net Change in FTE capacity. 2%-5%

What benefit will this project provide the college?

Everett Community College's strategic plan calls on us to place equity at the forefront of the student experience. By thoughtfully centralizing DEI programs and services, we create a dedicated, equitable, and inclusive space for all of our students. These coordinated programs will work and collaborate more cohesively in a way that makes more sense for students and better aligns with our strategic plan.

As inventory and storage space, Conference Services, Sustainability, and a Custodial training/break room are pushed out by

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SubProjects

SubProject Number: 40000770

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the demolition of Monte Cristo; the college will have sufficient capacity to absorb these necessary programs into other areas of the main campus.

The creation of a One-Stop/ Express Enrollment Center will simplify the process for students seeking entry into the college without searching for departments to assist them during the initial stages of enrollment. This model will also improve the efficiency and effectiveness of providing students with fewer obstacles and hands -on support.

The cosmetology program moving to the main campus will provide better accessibility for enrolling students because of population density and access to on-campus, such as tutoring and childcare.

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.

The vacated space on the first floor of the Parks student union will be utilized by programs within the building that need more programming space and increase utilization from vacated buildings (i.e., the Testing Center in Glacier). The expansion of DEI and Student Support programs will be funded with Minor Works funding. It will improve program delivery by consolidating DEI and Student Support Services in the Parks Student Union and by providing an expansion for confined program areas.

*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 space for DEI efforts 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.

Relocating the cosmetology program to the main campus aligns with the college’s strategic plan by creating career pathways in a supportive environment to meet the needs of our students. The distance and lack of accessibility to campus resources are barriers for students.

*Institutional Goals:

EvCC’s goals include increased enrollment through the implementation of the strategic plan with an emphasis on diversity, equity, and inclusion..

Starting Fiscal Year: 2024

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

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SubProject Number: 40000771

SubProject Title: Grays Harbor College

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.

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 ?

Additional flexibility in scheduling classes. Will remove the stigma of having some course types held in this building. Enhance learning environment.

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

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

In 2016, Green River College's contracted Child Care provider opted to leave the college and after much consideration, the college decided to close its childcare center permanently. Since then, the

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000772

SubProject Title: Green River Community College

building has remained vacant, as the building's spaces (designed for small children) are not serviceable for other college needs. In 2021-23, the college requested Minor funds to begin the process to modify the building. This requests further supports the college's refined vision for that space.

The majority of Green River's space inventory is dedicated to specific academic programs, student services, or administrative needs. The college has a lack of flexible, multi-use spaces that can easily be assigned to emergent needs or activities. This project will provide GRC a collection of nonprogram specific spaces that can be used for instructional pedagogy experimentation, faculty and staff development and training and continuing education, and (potentially) public engagement.

What happens if this project is not funded by the State?

Without modification, the building risks falling into increasing disrepair. Costs to maintain the building will increase and it will become a drain on much needed maintenance and operation funds which could be better directed to other campus needs. The building is rapidly approaching "nuisance" status, as it has become the target of "tagging" and other vandalism on a regular basis. Further, without the availability of the flexible and adaptable space to meet the college's and state's priorities for diversity and equity competencies for all staff and faculty, Green River College will struggle to fulfill both the college's goals and the SBCTC's requirements.

What is the desired solution?

The proposed project is the second phase. The first phase is currently being developed using Minor Program funds from 2021-23. Renovation of approximately 2,660 square feet of the vacated childcare building will create a variety of spaces designed to support a multitude of functions to support learning and innovation at Green River College. The proposed renovation will create:

- A large sub-dividable general-purpose classroom/meeting space for up to 80. (45 and 35 each if subdivided).
- Two gender neutral single occupant restrooms.
- General storage for furniture and equipment.
- Informal gathering and waiting space at the building lobby.

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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What benefit will this project provide the college?

Completion of a center for learning and innovation will serve to meet:

- Dedicated space needs to provide training and development in equity, diversity and inclusion.
- Instructional needs for faculty to explore alternative teaching pedagogies.
- Training and development needs for staff, including on-boarding and skill building.
- Space for all college faculty and staff to engage and collaborate.
- Incubator space for new and emergent initiatives.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

In 2021-22 Green River College implemented its most recent Strategic Plan, focusing on equity in student outcomes, equity for employees, and equity in college operations. Specific strategic goals supported by this request include:

- Excellence in Teaching and Learning: Ensure That Teaching and Learning Processes Embody Equity-Centered Principles that Close Opportunity Gaps.

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- Integrated and Effective Organizational Structure, Systems, and Processes: Align the College's Organizational Structure, Systems, and Processes with Equity -Centered Principles and Practices to Become an Anti-racist College and Break Down Equity Barriers for Students, Faculty, and Staff.

- Accessible and Responsive Facilities and Technology: Optimize Educational Facilities and Technology to Support Student Success and Excellence in Teaching and Learning.

In support of the Strategic Plan, the college President set specific priorities that include the creation of a Center for Professional Learning and Innovation. Other priorities include supporting equity in enrollment, retention, completion, and placement through implementation of Guided Pathways, and creation of a shared and collaborative governance structure with robust employee involvement and inclusion.

Finally, funded by the 2020-21 legislature, SSB 5227 requires colleges to provide DEI/anti-racism training to faculty, staff and students to include participant evaluation and posting of training framework. This facility will provide a college-wide resource to ensure that Green River meets not only it's specific strategic goals, but it's obligations to the legislature as well.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

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 improve this area into 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.

What happens if this project is not funded by the State? The current oversized areas will be 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 temporarily 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.

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.

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000773

SubProject Title: Highline College

Will this project increase access or improve utilization? (Yes/No) NA

If yes, please specify the Net Change in FTE capacity. Access improvement not FTE increase would be net- net (relocations)
What benefit will this project provide the college? 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? 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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

This request responds to the inadequacy of facilities in the primary restaurant line food preparation area. The food prep line, designed and equipped more than 30-years ago is not conducive to effective teaching. The design and layout of facilities inhibits delivery of teaching and undermines the learning process. This project is necessary in order to complete our Culinary Program Improvement project.

What happens if this project is not funded by the State?

This project is essential to making the facility "current" and properly instructing students with tools and equipment found in modern commercial kitchens. If this project is not funded, we lose the opportunity to advance with our students and industry partners.

What is the desired solution ?

The desired solution is to fund the implementation of the design and planning process already funded the 2017-2019 biennium. With a final result that will improve accessibility, enhance function & provide better access to equipment, comply with ADA requirements, and better vantage points for instructional demonstrations.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. 0

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000774

SubProject Title: Lake Washington Institute of Technology 1

What benefit will this project provide the college?

This project will enhance the college's ability to attract and retain students in the culinary program. Our program has benefitted from increased visibility due to national and state awards for various competitions, however, the programs will not be able to attract and retain exceptional students without an upgrade to the facilities.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The Strategic Plan Core Themes include language related to providing a safe, supported and engaging learning environment for students. The Strategic Plan speaks to the need to modernize facilities and infrastructure. This project addresses this by modernizing the culinary program' infrastructure to meet the demands of modern technology in commercial kitchens.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

E106 is our dental lab where hygiene students apply practice to dental hygiene theory in the provision of oral healthcare services for the public. The biggest obstacle we have in doing so is ageing, and in some cases obsolete equipment. Sterilization and infection control equipment require frequent repair, which makes it difficult to keep up with student's clinical requirements. There have been minimal upgrades since the clinic's origin. This project is necessary to continue to provide student learning experiences on campus. Our goal is to expand our cohort to meet the workforce deficit, however, we are barely able to keep our current number of students in working operatories.

What happens if this project is not funded by the State?

The equipment and infrastructure in E106 will continue to age and the number of repairs and related cost will increase. Eventually, we will need to limit the number of students accepted into the program to match the number of working operatories and sterilization equipment.

What is the desired solution?

Dental Programs would like to address the equipment issue in E106 by entering into a potential matching opportunity with Delta Dental. Their tentative offer is to:

- Fully fund equipment for the Restorative Clinic in E 107: \$563,307 (Eight Operatories)
- Fund 25% of the DH Evening program operatories in E 106: \$280,000 (Four operatories)
- Total \$843,307

This offer would be contingent upon LWTech being able to fund 12 more dental hygiene operatories for our evening programs use. 12 operatories would be \$840,000

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000775

SubProject Title: Lake Washington Institute of Technology 2

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 22.75 (Dental Hygiene) + 10 (Dental Assisting)

Dental Hygiene will have an additional increase of 22.75 FTEs adding 16 additional students in the evening program as a pilot for the first 2 years during the duration of the program with the possibility of having a full cohort of 30 students start after the pilot. Current FTEs in Dental Hygiene is 85.33.

The proposed new Dental Assisting certificate (two-quarter program)-will admit 12 students/cohort and have 10 FTEs.

What benefit will this project provide the college?

New equipment in E106 will allow us to provide clinical teaching and learning experiences in functional operatories. Students will continue to choose our college for their education knowing they would have predictable and dependable clinical experiences. We will be able to maintain our current 30 student cohort, in addition to creating a first of its kind hybrid evening program for dental hygiene. In the clinic's current state, this would not be possible as the equipment would only break down faster.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project contributes to each master plan goals in the follow ways:

- Respect its Stature: To elevate the status of the College as a premier college of technology, dental programs should utilize modern technology. Having new equipment for the dental lab and simulation lab would equate our program's use of technology to many other programs in Washington state. This will ensure we continue to have applicants instead of losing them to other programs that can offer reliable equipment and evidence-based teaching methodology.
- Ensure Stewardship: Replacing 16 operatories in the dental lab would increase utilization by 50%, as a new evening cohort would not be possible without them..
- Provide Facilities: New equipment in the dental lab can provide for the facility and infrastructure needs for the next decade.
- Enhance the Campus: The updated dental lab and simulation lab would be aesthetically pleasing. The dental program's simulation lab would be similar to other simulation labs in Allied Health programs such as Nursing. This new lab in the East Building would create a unified identity for the College that links the East building and Allied Health building's simulation labs.

Our strategic plan includes a vision to be the college of choice for workforce education. Already having an excellent industry reputation, having an updated dental lab, simulation laboratory, and dedicated classroom would help our program be our applicant's first choice in starting their professional careers. The new dental lab equipment would distinguish ourselves by offering creative, cutting-edge, hands-on education. Multiple faculty members would utilize these spaces and technology, which empowers them to reach their potential in a supportive environment that values collaboration, transparency, respect, and integrity.

The dental lab Core Theme 4: College Community, Goal 2, which is to expand and modernize facilities and infrastructure to meet program development needs, workforce training, and future growth. Strategy 3 of this goals is to provide equipment to meet the changing needs of students, faculty, and staff.

Finally, this project meets our institution's Mission Fulfillment Planning Goal #3, which is to position the college as a leader in workforce training for the state's short-term and long-term recovery. Dental hygiene and dental assisting are both experiencing workforce shortages. Our programs are planning to grow by expanding our hygiene program and bringing back our assisting program. Having the updated dental lab will allow us the flexibility to creatively provide simulated learning experiences alongside patient experiences in order to graduate a greater number of healthcare providers per year.

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000775

SubProject Title: Lake Washington Institute of Technology 2

Starting Fiscal Year: 2024

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.

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: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000777

SubProject Title: North Seattle College

Project Description

What is the problem? Why is this project necessary?

North Seattle College and the leadership of the Seattle Colleges District VI have made achievement of equity, inclusion, and diversity (EDI) goals throughout our institution a core mission, including in facility design. One of the key elements of our EDI strategies is an integration and better coordination of student services with academic advising. More specifically, we see the Diversity, Inclusion and Equity Center as a means to improve the handoffs between advising, tutoring, faculty, and the array of support groups and services, especially with the underserved populations with support with Clear Sky, AANPSI, TRIO and our navigators. Improving those hand offs and facilitating more interpersonal connections between staff in those offices and our students as critical to achieving our DEI goals.

NSC has numerous student cohorts assembled around various DEI themes. To support these students, NSC seeks to create a "home base" where students can gather for presentations, engage with faculty, and receive support services (advising, tutoring, internship mentors, and career development and planning). The goal is to create a welcoming area where students can engage with each other, employees of the college, and industry professionals to support their academic and professional development.

What happens if this project is not funded by the State?

If the project is not funded, BIPOC students and programs will continue to operate in inadequate spaces that threaten to diminish their ability to serve the NSC student population.

What is the desired solution?

To serve NSC's diverse study body, it must modernize its facilities to provide flexible environments that support varied teaching and learning needs. To optimize twenty-first-century teaching modalities such as project-based learning and personalized instruction, spaces must be adaptable to allow multiple activities to occur simultaneously. Flexible space is fundamental to NSC's ability to adapt to various needs. This project will afford the college a variety of student engagement environments and grouping formats. In addition, the proposed location includes spaces with an abundance of natural light, and access to an outdoor patio. This will enhance the quality of this student-centered space.

Diversity Inclusion and Equity Center

NSC seeks to convert under-utilized work spaces, offices, and copy center and open work area on College Center on both the 1st and 2nd Floor. Currently, DEI student cohorts have insufficient space for students to gather and seek services and support by faculty/staff.

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These programs will benefit from a dedicated informal space for student gathering, individual and small group workspace, and staff offices. A small and large meeting area will offer more formal presentations and meetings by programs, to serve their respective student populations.

Folding glass partitions will allow student group study areas from both programs to open onto a large, shared work area which can be used for larger meetings/gatherings while maintaining program autonomy. An adjacent seminar classroom for student use will be accessible from the shared work area, creating a variety of student focused spaces.

The following "Best Practices" to create flexible space will be implemented:

- Provide Student Academic Support programs with student group study/work areas and supporting staff offices.
- Connect program spaces with a large, shared open work area that can be used by programs simultaneously or individually. Program spaces can be closed off from the larger open work area with folding glass partitions to maintain acoustical privacy during larger group events.
- Provide a separate seminar classroom accessible to all users.
- All spaces will include video projectors, flat screen monitors, marker board and tack board.
- Encourage study collaboration and instructional communities by providing informal learning spaces outside classroom/labs.
- Furniture shall be movable to allow multiple configurations of space so that rooms may be set up for lectures, active learning, small group, and individual study.

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000777

SubProject Title: North Seattle College

- Various sized collaborative study, informal learning, meeting, and presentation spaces will be provided to meet student and faculty needs.

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?

- Create a "home" for student academic support programs that provides a sense of welcome and permanence.
- Provide student focused space that allows academic support programs to adequately serve their respective student populations.
- Renovated space will take full advantage of existing indoor and outdoor space that is currently underutilized.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The 2016-2021 North Seattle College Operational Plan drives the North Seattle's College's strategic/operational decisions.

The plan aligns with our mission and values.

Strategic Plan:

The Seattle College District Strategic Plan 2017-2023 established goals as strategies for the Seattle District institutions.

Goal - Partnerships: Build High Quality Partnerships

Strategy Response

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Develop and deepen partnerships to expand access to educational opportunities and support student success.

The renovated area will directly support existing SCC partnerships with K -12 and industry that support marginalized students.

Goal - Student Success: Implement Guided Pathways with an Equity Focus Strategy Response

Use Guided Pathways framework to support students through their

educational career from inquire to completion with special attention to improving student success for Black, Indigenous, and People of Color (BIPOC) and other historically

underserved students. The renovation will provide student -centered spaces that support collaboration between instruction and student services to improve the overall student experience and help close opportunity gaps in educational attainment for BIPOC students.

The renovation will enable holistic and proactive student -focused services from inquiry to completion.

Foster internal and external

partnerships to engage students in a comprehensive learning experience, including career exploration and preparation. The

project will provide new, better suited spaces for the student academic support programs which focus on needs of students who are historically underrepresented in higher education.

Organizational Excellence: Foster Sustainability

Strategy Response

Allocate resources to programs and areas

that support student enrollment and retention

Co-locating student support services and student affinity groups in close proximity to

primary instructional areas, makes access to

academic and counseling possible. This will promote a built environment for Guided Pathways which will enhance retention and enrollment processes that support students.

This proposal directly supports the above goals, it seeks to replace, what is currently a negative impression, with one that is representative of an institution of higher education that values those it serves.

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000777

SubProject Title: North Seattle College

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

CSC (Bldg 5) elevators have been "dropping" and has caused one recordable injury to a custodian. They are routinely out of service and TKE is out regularly to repair.

Bus Tech (bldg. 12) are out of ADA compliance as well as outdated equipment rooms. In order to improve the use of the building we need to be able to get our students to the second floor of the building. The funded amount from the 2021-23 biennium may not address all of the issues with these elevators and we'd like to ensure continued coverage through the next bi-ennium to complete the project. Current funding may not cover the entire cost of the restoration.

What happens if this project is not funded by the State?

We will be unable to keep folks safely in the buildings with faulty conveyance systems.

CSC elevators serve the Administration building and are impacting executive staff and services. When the campus returns to full service, we will have a lot of folks using this building. Some areas include folks utilizing alternative means of transport (wheelchairs).

BusTech elevators are outdated and along with CSC elevators, equipment is becoming more challenging to procure.

What is the desired solution?

We need to ensure our vertical conveyance systems are current and safe. As we ramp back up, we need to have safe working equipment.

Will this project increase access or improve utilization? (Yes/No) Possibly but unknown.

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college?

Having these conveyances healthy and safe will improve the use of the buildings. Having this additional funding will guarantee we can get these conveyances back to full health.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

We need to provide our faculty, staff and students with a safe campus.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000779

SubProject Title: Peninsula College 1

What is the problem? Why is this project necessary?

Peninsula College has three switchgears which are, at minimum, over a decade past their useful life. Replacement requires renovation of the areas as the replacement units are larger than the space the current systems are located.

Units need replacing before they fail to function.

What happens if this project is not funded by the State?

If we wait, and even one unit fails, the cost to bring electricity back to the buildings functional capacity will take a significant amount of time and cost for a temporary fix.

What is the desired solution?

Full replacement of all three switch gears including renovation. This will require engineering, mapping, and architectural design.

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?

Allow us to continue serving our students without interruption.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

As an essential center for education, culture and community, Peninsula College must continue to look to and prepare for the future. The Facility Master Plan, Strategic Master Plan and Institutional Goals provide a vision for the future maximizing and leveraging college resources to meet the needs of the region. It is essential our facilities are reliable. Funding to replace our aging infrastructure is paramount to advancing the college mission to provide educational opportunities and contribute to the cultural and economic enrichment of Clallam and eastern Jefferson Counties. Without the minor project funding, we will have to redirect our resources to complete this project which reduces our impact towards advancing our mission, vision, and strategic goals.

Starting Fiscal Year: 2024

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

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000780

SubProject Title: Pierce College Fort Steilacoom 1

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.

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 ?

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.

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The computer classrooms and networking classrooms on the first floor of Building J are difficult to find, access, and use for their intended instructional purposes. The area is located below -grade in what amounts to a basement condition, with vertical access poorly located for purposes of accessing the area, and in some cases, access must be done from behind the building adjacent an access driveway. Navigating between the classrooms must be done by traversing through classroom or by exiting and re-entering the building, in that the only circulation otherwise is through exterior breezeways. The program lacks an integrated design, and these inefficiencies contribute to a generally awkward, outdated, and undesirable appearance.

What happens if this project is not funded by the State?

If not funded, the program will continue to compromise its ability to attract and retain students, facilitate inefficiencies, and compromise what might otherwise be an effective learning environment.

What is the desired solution? The scope of work includes interior remodel of selected portions of the first floor to improve circulation, address space/capacity needs, modernize finishes, re-locate faculty offices into a suite environment, and improve daylight access. The project continues with work in the area that was started during the 2021 -'23 biennium intended to achieve improvements very much in line with those outlined here.

Will this project increase access or improve utilization? (Yes/No) No

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000783

SubProject Title: Renton Technical College

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college? The project will showcase the breadth and possibilities of a vibrant and viable path to employment in the computer technology and networking field. Visibility and transparency will promote enrollment and interest. Program adjacencies and improved access will foster collaborative learning environment.

Right-sizing classrooms and labs will better utilize limited available space and resources. A modern setting will foster strong industry partnerships and improve the marketability of our programs and graduates alike.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Both the current version of the Facilities Master Plan and its predecessor have specifically identified a need to improve wayfinding and access to critical programs and services. This project will directly improve access and visibility to the college community and to prospective students. Making this program and career path more accessible, visible, and usable furthers the colleges goals to make career paths attainable to a diverse student body, consistent with the college's Strategic Plan and Goals.

Furthermore, the Facilities Master Plan specifically identifies this area as among the "Highest Priority Minor Improvements/Repairs/Locally Funded Projects", noting the following:

"Computer Science & Networking Programs – Building J: *Partially Renovate First Floor of Building J; Improve spatial layouts, flexibility, and program adjacencies. Eliminate under-utilized spaces ...Reduce the area of individual Classrooms and Labs spaces to accommodate actual class sizes. Many of the rooms are technically under -utilized because the space is too large for typical student enrollments. Improve program synergies by grouping related program spaces in close proximity to each other."

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Seattle Central and the leadership of the Seattle Colleges District VI have made achievement of equity, inclusion, and diversity (EDI) goals throughout our institution a core mission, including in facility design. One of the key elements of our EDI strategies is an integration and better coordination of student services with academic advising. More specifically, we see the Student Academic Support Center as a means to improve the handoffs between advising, tutoring, faculty, and the array of support groups and services. Improving those hand offs and facilitating more interpersonal connections between staff in those offices and our students as critical to achieving our EDI goals.

SCC has numerous student cohorts assembled around various EDI themes. To support these students, SCC seeks to create a "home base" where students can gather for presentations, engage with faculty, and received support services (advising, tutoring, internship mentors, and career development and planning). The goal is to create a welcoming area where students can engage with each other, employees of the college, and industry professionals to support their academic and professional development.

What happens if this project is not funded by the State?

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000784

SubProject Title: Seattle Central College

If the project is not funded, Student Academic Support programs will continue to operate in inadequate spaces that threaten to diminish their ability to serve the SCC student population. The nearly 3,400 sf on the 3rd floor of BE will remain underutilized and students in these programs will remain underserved.

What is the desired solution?

To serve SCC's diverse study body, it must modernize its facilities to provide flexible environments that support varied teaching and learning needs. To optimize twenty-first-century teaching modalities such as project-based learning and personalized instruction, spaces must be adaptable to allow multiple activities to occur simultaneously. Flexible space is fundamental to SCC's ability to adapt to various needs. This project will afford the college a variety of student engagement environments and grouping formats. In addition, the proposed location includes spaces with an abundance of natural light, and access to an outdoor patio. This will make enhance the quality of this student-centered space.

Student Academic Support Programs

SCC seeks to convert under-utilized classrooms, copy center and open work area on the 3rd floor of the Phase I BE building to a Student Academic Support Program space. Currently, EDI student cohorts have insufficient space for students to gather and seek services and support by faculty/staff.

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These programs will benefit from a dedicated informal space for student gathering, individual and small group workspace, and staff offices. A small and large meeting area will offer more formal presentations and meetings by programs, to serve their respective student populations.

Folding glass partitions will allow student group study areas from both programs to open onto a large, shared work area which can be used for larger meetings/gatherings while maintaining program autonomy. An adjacent seminar classroom for student use will be accessible from the shared work area, creating a variety of student focused spaces.

The following "Best Practices" to create flexible space will be implemented:

- Provide Student Academic Support programs with student group study/work area and supporting staff offices.
- Connect program spaces with a large, shared open work area that can be used by programs simultaneously or individually. Program spaces can be closed off from the larger open work area with folding glass partitions to maintain acoustical privacy during larger group events.
- Provide a separate seminar classroom accessible to all users.
- All spaces will include video projectors, flat screen monitors, marker board and tack board.
- Encourage study collaboration and instructional communities by providing informal learning spaces outside classroom/labs.
- Furniture shall be movable to allow multiple configurations of space so that rooms may be set up for lectures, active learning, small group, and individual study.
- Various sized collaborative study, informal learning, meeting, and presentation spaces will be provided to meet student and faculty needs.

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?

- Create a "home" for student academic support programs that provides a sense of welcome and permanence.
- Provide student focused spaces that allows academic support programs to adequately serve

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SubProjects

SubProject Number: 40000784

SubProject Title: Seattle Central College

their respective student populations.

- Renovated space will take full advantage of existing indoor and outdoor space that is currently underutilized.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

The 2021-2023 – Seattle Central College Operational Plan drives the Seattle Central's strategic/operational decisions. The plan aligns with our mission and values.

Strategic Plan:

The Seattle College District Strategic Plan 2017-2023 established goals as strategies for the Seattle District institutions.

Goal - Partnerships: Build High Quality Partnerships

Strategy Response

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Develop and deepen partnerships to expand access to educational opportunities and support student success.

The renovated area will directly support existing SCC partnerships with K-12 and industry that support marginalized students.

Goal - Student Success: Implement Guided Pathways with an Equity Focus

Strategy Response

Use Guided Pathways framework to support students through their educational career from inquire to completion with special attention to improving student success for Black, Indigenous, and People of Color (BIPOC) and other historically underserved students.

The renovation will provide student-centered spaces that support collaboration between instruction and student services to improve the overall student experience and help close opportunity gaps in educational attainment for BIPOC students.

The renovation will enable holistic and proactive student-focused services from inquiry to completion.

Foster internal and external partnerships to engage student in a comprehensive learning experience, including career exploration and preparation.

The project will provide new, better suited spaces for the student academic support programs which focus on needs of students who are historically

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SubProjects

SubProject Number: 40000784

SubProject Title: Seattle Central College

underrepresented in higher education.

Organizational Excellence: Foster Sustainability Strategy Response

Allocate resources to programs and areas that support student enrollment and retention

Co-locating student support services and student affinity groups in close proximity to primary instructional areas, makes access to academic and counseling and possible. This will promote built environment for Guided Pathways which will enhance retention and enrollment processes that support students.

Facilities Master Plan:

The SCC Facility Master Plan identified a series of Physical Planning Objective, which will be supported by the proposed project. This includes:

- Plan for projects where opportunities exist to transform outdated spaces to serve today' s students.
- Campus environmental upgrades which will enhance the physical environment for students, the community, and its visitors.
- All students should be able to access facilities and fully participate in learning, formally and informally....Special attention should be paid to access and ease of mobility for students with disabilities and special needs.

This proposal directly supports the above goals, it seeks to replace, what is a currently a negative impression, with one that is representative of an institution of higher education that values those is serves.

Starting Fiscal Year: 2024

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 of spaces is needed to modernize classrooms that are currently not conducive to quality instruction. The following are buildings that will be supported by the Minor program funding.

- UFI
- A00465
- A01137
- A02391
- A02462
- A02866
- A03204

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000785

SubProject Title: Shoreline Community College

- A03730
- A04022
- A05877
- A05916
- A06674
- A06715
- A06886
- A08307
- A08659
- A09607
- A09918

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 conducive learning environment that fosters collaboration.

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. N/A

What benefit will this project provide the college?

This funding will modernize spaces that will create a more attractive and conducive learning environment for prospective 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. In order to support this goal we must ensure the educational environment is satisfactory by improving spaces.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000786

SubProject Title: Skagit Valley College

Project Description

What is the problem? Why is this project necessary ?

The college is in need to accommodate new faculty and staff members in support of our Equity in Access and Achievement initiatives. This includes faculty and staff to support BEdA programs, DEI efforts, and student spaces for better integration of student development.

What happens if this project is not funded by the State ?

The level of renovation will be limited due to limited local resources. This project will help with a holistic solution in one biennium rather than piece meal efforts over several years.

What is the desired solution ?

Scope of work: Identification of underutilized spaces in existing buildings and renovation/remodels to provide the work room and offices necessary.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 35

What benefit will this project provide the college ?

Will allow dedicated spaces to programs that are part of our Equity in Access strategy and will enhance student recruitment, retention, and sense of belonging.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

Ford Hall is identified in our master plan as in need of renovation and some spaces there 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 from the strategic plan.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The IT Pathway Programs are high wage, high demand career path programs that operate in a 25-year-old Technical Education Center (Building 34). While the building is otherwise a decent facility as reflected by its facility condition score of 210, the Technical Education Center came online at the very start of the internet revolution and its design did not anticipate the infrastructure, flexibility, or space necessary to support workforce training for today's (and tomorrow's) high-technology fields. The existing spaces do not have adequate power, HVAC cooling and controls, IT infrastructure, or appropriate space allocation, and lighting to serve the programs. The current building inadequacies will greatly hinder SPSCC's planned (1) expansion of our Cybersecurity and Network Administration program, (2) revisions in our Computer Information Systems programs and (3) two bachelor's degrees in IT—Computer Science and DevOps.

Nursing and Medical Assisting programs are relocating out of Building 34 into a newly remodeled building. This will leave

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000787

SubProject Title: South Puget Sound Community College

vacant space available to renovate and address the insufficient infrastructure issues needed to accommodate our growing Information Technology pathway programs.

The Bureau of Labor and Statistics provides the following data related to computer and Information Technology (Security Analysts):

National data:

- 2020 median pay - \$103,590 per year
- Typical entry level education – Bachelor's degree
- Work experience in a related occupation – less than 5 years
- On the job training – none
- Job outlook, 2020-30 – 33% (much faster than average)
- Employment change, 2020-30 47,100

Washington State data:

- Employment – 4,000
- Annual mean wage - \$123,550

Seattle, Tacoma, Bellevue area data:

- Employment – 3,280
- Annual mean wage - \$127,550

These statistics depict an example of one job type where our students will be able to fill existing and growing employment shortage gaps. These jobs strengthen our business and personal safety and security related to computing and internet connectivity.

Renovating the Technical Education Center to modernize and upgrade the building systems will allow us to expand the IT program offerings, which will provide certificates, Associate and Bachelor's degrees. These new learning environments will be innovative, relevant, inclusive, equitable and affordable, which will be attractive to underserved and underrepresented students. This population of diverse students will attain the education and skills necessary to enter the Information Technology high demand and high wage industry.

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 (Washington State government) and regional employers in high demand, high wage areas of IT.

What is the desired solution?

We propose a full renovation of the Allied Health program vacated space to:

- Alleviate the infrastructure problems related to power, HVAC, data integration, and IT infrastructure to operate a high performance facility with fully functional educational programs
- Increase program capacity in Cybersecurity and Networking, Computer Information Systems, and two new bachelor degree programs: Computer Science and DevOps.
- Create instructional spaces consisting of highly flexible classrooms and computer labs that are designed to accommodate the rapidly changing learning needs of IT programs
- Build faculty offices integrated with informal learning spaces (FOiWLS)
- Provide support spaces for break-out, collaborative learning, and individual study
- Create an open computer lab, with specialized hardware and software for program needs
- Build dedicated space for current and future IT instruction, with capacity for program growth

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000787

SubProject Title: South Puget Sound Community College

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 improved.

SPSCC anticipates growth in the program with the addition of two bachelor degrees to be approximately 80 – 100 FTES.

What benefit will this project provide the college?

IT Pathway will grow up to 20,000 SF to accommodate student enrollment growth. The new program space will provide improved lab layout and classroom learning environments. The renovated space will be purpose built for the intended use and provide a level of flexibility needed to serve the rapidly changing IT technology and programs. The building will serve an instructional role, with exposed services and abundant transparency into program spaces. Primary spaces include:

- Technology-rich classrooms capable of supporting multiple furnishing layouts
- Technology labs capable of supporting multiple training scenarios
- Break-out spaces for class-time small group projects or out-of-class collaborative learning or individual study
- Collaborative learning spaces for out-of-class group learning
- Open computer labs with lab technician support and specialized hardware/software for housed programs
- Faculty offices integrated with an informal learning space

This project will renovate a building that was designed and constructed before the internet was commercially viable and bring it into the 21st Century, enabling our students to capture the most robust education in the South Sound.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Facilities Master Plan:

Section 5 Master Plan Goals & Recommendations

Goal 1. Communicate a strong message of making education accessible.

Goal 2. Develop signature programs in partnership with local government and community organizations to strategically respond to the economic development and training needs of the community.

Goal 7. Form ongoing partnerships with other institutions and local businesses.

Strategic Plan

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 excerpts

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 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

Institutional Goals

Core theme 1 – Student Achievement

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

Core theme 2 – Equity

Goal 1: Close equity gaps

Goal 2: Increase the ethnic diversity of faculty, staff, and administrative/exempt employees

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Project Number: 40000754**Project Title:** Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000787**SubProject Title:** South Puget Sound Community College

Core theme 3 – Learning and Engagement

Goal 1: Enhance general education competency

Goal 2: Enhance quality student experiences and campus life activities

Starting Fiscal Year: 2024**Project Class:** Program**Agency Priority:** 7**Project Summary**

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The Ceramics Studio is currently located on the ground floor, southeast corner of Rainier Hall (RAH). The program has outgrown its current space on campus. Through grants and industry donations, we have equipment that isn't accessible due to a lack of space. The space is also used by our continuing education program making it a heavily used space throughout the day, evening and weekends.

We have a larger, soon to be vacant space in our TEC building. This is more visible and accessible to our students (being on the major north-south pedestrian axis, and adjacent to the north parking lot) will enable this popular program to continue to be a draw for students. The studio art classes at South consistently have full enrollment even in times of overall soft enrollment at the college and in other areas of College Transfer. This new location will enable this popular program to continue to be a draw for students and possibly expand.

What happens if this project is not funded by the State?

Research shows that student engagement with STEM and retention in STEM classes is improved by hands-on activities and active learning, especially for those usually underrepresented in STEM. The Math, Science, and Business division administration and faculty are working on developing a robust STEM ecosystem, which includes the integration of art into the work (STEAM), to facilitate the cultivation of creativity. This ecosystem supports and encourages student learning and success in STEAM. The Ceramics Studio is an integral part of that ecosystem.

If the project is not funded, our students participating in this program will continue to be overcrowded in the current space with some equipment not accessible. With less than adequate physical space requirements, this growing program could stall in terms of access and use at a time when student engagement, retention, and success in STEM is an institutional priority.

What is the desired solution?

Moving the Ceramics Studio from RAH to TEC 100 will require the following:

- Relocation of all ceramics equipment (kilns, wheels, etc.) from RAH to TEC 100.

Some equipment is delicate, so special care will be required.

- Consult with an engineer/architect to consider access/ code/safety/air quality issues, such as separating the air circulation so that the diesel particles and silica/clay dust (ceramics) do not cross-contaminate the respective spaces.

o Ventilation for kiln

o Air cleaner/ filtration and contained area for glaze mixing (additional sink to be installed in the glaze mixing area).

- Update ceiling filters for clay use.

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000788

SubProject Title: South Seattle College 1

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- Create a sink with clay traps and additional planning for hazardous waste collection/removal considered for ceramics clean-up, such as a floor drain.
- Install of a projector and screen for class usage.
- Analysis of classroom capacity to meet with course capacity.
- Establish a usable space in the adjacent tool room (to be emptied) for ceramics use.

The space currently houses a paint booth.

o Shelving and storage for in-progress works and works to be fired.

o Kilns with ventilation/semi-outdoor covered spaces with plenty of air flow are ideal for kilns.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. While this doesn't directly impact class FTE counts, it

does impact student

retention and completion in

STEM courses. Utilization

will be improved due to

better visibility on campus

and increased access to

equipment.

What benefit will this project provide the college?

A ceramic studio that meets the needs of South Seattle College students, is essential to meeting our mission and commitment to our community. A more open and safe ceramics studio will have more space and capacity to hold new equipment, which also increases the capacity and scope of the work being done there. This increase in scope and capacity will allow us to create more access to these spaces to the community (including strengthening a partnership with the Continuing Education Department to reach more community members). The current full time, tenure track faculty in art, Amiko Matsuo and the Dean overseeing this area have discussed long term visioning for the ceramics space as a space for community to learn and develop their skills, in particular those who are not usually able to access these kind of art and studio spaces. Creating a nurturing space for community engagement, and engagement of our students meets our goals of student success and equity, diversity, inclusion and community.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Again, with a focus on student success and community engagement, relocating the ceramics studio to create and foster a safe learning environment for students and faculty, South is demonstrating commitment to goals stated in the 2021-2023 Seattle Colleges Operational Plan. In particular statements that discuss the importance of partnerships, community engagement and facilities needs. "To ensure excellent environments for learning, campus facilities will establish team cleaning to better meet the facilities needs on campus" (P. 5).

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000789

SubProject Title: Spokane Community College

Project Description

What is the problem? Why is this project necessary?

Over the last four years, SCC has experienced a sustained rate of security related incidents on campus. Just in the past year, the Office of Campus Safety has had an increase in incident field reports of 54%, over twice the amount, from the previous, COVID -impacted year. In addition, the campus has seen an increase of suspicious activity and disorderly conduct. There seems to be a definite correlation between this increase and with that of the incidences of homeless camping and loitering as well as interaction with mentally unstable individuals on campus due to the campus' proximity to the Spokane River.

Furthermore, with the construction of the North Spokane Corridor freeway along the western portion of the SCC campus, there is more potential for increased criminal activity.

The need for more robust campus security systems that meet "best practices" is bolstered by the measurable uptick in incidents involving the SCC Office of Campus Safety. The campus today has implemented some building access control measures, but it is not consistent across the campus. Mainly these systems have only been installed during major building renovation projects. Older facilities have not been retrofitted to accommodate electronic access. Similarly, camera systems have only been installed at a few select locations when funding from a larger project was available. It has been well documented that both types of systems can act as a deterrence of undesirable activities.

A complement to a campus-wide electronic access control system is key control. The campus would be able to make and issue fewer physical keys which would impede the impact of potential loss.

What happens if this project is not funded by the State?

The campus would continue to struggle finding adequate local funding to implement these campus wide safety and security measures. System installations would need to be performed when funding is available and in turn would take many years to complete.

What is the desired solution?

Use minor works program funding to design and implement a campus -wide safety and security system using cameras and electronic access controls.

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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?

Increased safety and security for students, faculty, and staff as well as improved key control.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

As part of the Community Colleges of Spokane, SCC believes that access to high -quality education in a safe and inclusive environment is the right of all individuals and imperative for the continued advancement of a strong democracy and workforce. Safety is a key goal for our community. This project will add a significant resource to help the campus ensure that individuals are completely safe, assisting their pursuit of educational goals.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000790

SubProject Title: Spokane Falls Community College

Project Description

What is the problem? Why is this project necessary?

Over the last four years, SFCC has experienced a 74.29% increase in security related incidents on campus between 5:00pm and 6:00am. Just in the past year, investigation of unauthorized persons on campus have increased 30.67% and security escorts for staff and faculty have increased from 9 to 36 requests. The later seems to be directly correlated to a diminished sense of safety that the community is experiencing.

The need for more robust campus security systems that meet "best practices" is bolstered by the measurable uptick in incidents involving the SFCC Office of Campus Safety. The campus today has implemented some building access control measures, but it is not consistent across the campus. Mainly these systems have only been installed during major building remodel projects. Older facilities have not been retrofitted to accommodate electronic access. Similarly, camera systems have only been installed at a few select locations when funding from a larger project was available. It has been well documented that both types of systems can act as a deterrence of undesirable activities.

A complement to a campus-wide electronic access control system is key control. The campus would be able to make and issue fewer physical keys which would impede the impact of potential loss.

What happens if this project is not funded by the State?

The campus would continue to struggle finding adequate local funding to implement these campus -wide safety and security measures. System installations would need to be performed when funding is available and in turn would take many years to complete.

What is the desired solution?

Use minor works program funding to design and implement a campus -wide safety and security system using cameras and electronic access controls.

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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What benefit will this project provide the college?

Increased safety and security for students, faculty, and staff as well as improved key control.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

As part of the Community Colleges of Spokane, SFCC believes that access to high -quality education in a safe and inclusive environment is the right of all individuals and imperative for the continued advancement of a strong democracy and workforce. Safety is a key goal for our community. This project will add a significant resource to help the campus ensure that individuals are completely safe, assisting their pursuit of educational goals.

Starting Fiscal Year: 2024

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: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000791

SubProject Title: Tacoma Community College 1

The exterior of the building is failing and needs repair and improvement for prolong the useful life of the building

What happens if this project is not funded by the State?

Refer until funding are available,

What is the desired solution?

Upgrade and update the exterior of the building.

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?

Extend use of the facility for use to come.

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Refurbish the classrooms to extend the useful life.

What happens if this project is not funded by the State?

Refer until funding are available,

What is the desired solution ?

Improve student experience.

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?

Improve the student experience.

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000793

SubProject Title: Walla Walla Community College 1

Project Description

What is the problem? Why is this project necessary?

The Clarkston Campus science labs (Room 156 and Room 160) and the stockroom located in the Clarkston Center are in desperate need of minor renovations and modernization. Room 156 which is currently designated as the General Biology, Microbiology, and Chemistry lab space and the stockroom have not been updated since this building first opened in 1988. Currently designated as the Anatomy & Physiology lab, Room 160 did receive updating in 2003-2004, but could also benefit from some minor renovations and cosmetic improvements. Updating the science lab space in its entirety would provide continuity in appearance, improve functionality, and provide equitable experiences for all students, staff and faculty utilizing these spaces.

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 students' needs in the age of modern and up-to-date learning space. This will continue to strain the College's ability to provide an appropriate educational environment for students

What is the desired solution?

Room 160

In room 160, all permanent fixtures such as the student benches, lecture podium and community workspaces would remain as is. Create an instrument room by eliminating the wall separating the office located inside the lab (Room 160A) and the supply storage closet. This would provide the space needed to offer the lab tech assistant program currently under development and support the modernization of the chemistry curriculum in general. In addition to the creation of the instrument room, this space would benefit from being updated with new finishes.

Stockroom

The stockroom is in desperate need of new refrigerators for storing biological specimens (microbes/organs/animals) and new shelving to optimize storage and enhance functionality in this small space. There are also a few minor electrical issues that should be addressed (e.g., installing a light switch by door that opens to Room 160). This space should also be refreshed and updated with new finishes.

Room 156

Demo the current lab benches and student seating located in the front of the classroom and install benches configured in a similar manner to Room 160. In addition, moveable tables are requested to provide flexible common spaces to store shared lab materials. A door should also be installed between Room 156 and the HVAC/storage room to provide instructors with easy access to supplies. This space should also be refreshed and updated with new finishes.

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?

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000793

SubProject Title: Walla Walla Community College 1

The project will create renovated spaces in classrooms and prep lab. The outdated spaces have served past their usable life and are no longer supportive of a fully functioning instructional and instructional support spaces.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Updating the science lab space will enhance our ability to modernize the curriculum, offer high quality pathways, and provide students with the relevant, equitable, and innovative learning opportunities promised by our mission and strategic plan.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

With the onset of the COVID pandemic it has become increasingly clear that higher education instructional delivery has been changed forever. That being said, it is critical that our classrooms are remodeled and redesigned to deliver multiple instructional modalities simultaneously. These improvements are not limited to classrooms and student support centers across our two campuses must also be improved to become more conducive to remote and hybrid learning environment going forward.

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 complete the necessary maintenance. If this project isn't funded, needed accessibility will not be provided which will limit access and functionality for our students, staff and guests.

What is the desired solution ?

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 rooms on campus as well as distance learning production facilities on campus.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. Unknown

What benefit will this project provide the college ?

Approximately 60% of WVC's courses are being delivered via distance learning modalities (Zoom) during the spring 2022 quarter, with an estimated 15% of WVC's courses providing simultaneous delivery in the classroom and remotely. Improving the network infrastructure will improve the educational experience of an estimated 4,200 student each quarter.

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. There are three priorities, all of which are directly supported

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000794

SubProject Title: Wenatchee Valley College

by the project defined in the document leading to a more functional, flexible buildings. College Goals – This proposal directly supports all four of WVC’s guiding principles, known as Core Themes.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

- A. The relocation of many front-facing student services from Laidlaw to Heiner has left several transactional areas needing reconfiguration and renovation to improve function and provide better access to student support services and address the growing need for student specific spaces serving underrepresented students (i.e., Intercultural Center, LGBTQ+ Center). In addition, several instructional spaces are needing upgrades to technology infrastructure to support multimodal instruction.
- B. There is no direct, ADA accessible pathway to connect the south campus pedestrian routes with the Cordata bus station and WCC student housing. A dirt path has developed up a steep slope from Cordata Parkway creating a safety hazard.

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?

- A. Reconfigure old service counters and common areas to better serve student support and administrative functions. Expand and improve student specific spaces serving underrepresented students. Upgrade technology and infrastructure in several classrooms to improve functionality and allow multi-modal instruction as needed.
- B. Complete construction of approximately 500 ft of accessible pedestrian path to connect the south campus quad with Cordata Station and Cedar Hall.

Will this project increase access or improve utilization? (Yes/No) YES

If yes, please specify the Net Change in FTE capacity. 40

What benefit will this project provide the college?

This project will allow the college to continue to improvements to the Laidlaw student service areas and older classrooms needing electrical, data, and equipment upgrades. It will also allow the college to expand space serving underrepresented students and provide a safe and accessible pedestrian connection to public transit and student housing on the south side of campus.

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 3 (Southeast Campus Pedestrian Gateway) in section VI, Phased Development Plan of the IMP.

Strategic Plan: The project addresses Core Theme 1 – Achieving Success (1.1 Improve student success in retention, completion, transfer, and employment); Core Theme 3 – Advancing Equity (3.1 Ensure all students have access to campus resources that support educational success, 3.3 Increase services focused on supporting marginalized student populations

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000795

SubProject Title: Whatcom Community College

to close the equity gap in student outcomes); and Core Theme 4 – Enhancing Effectiveness (4.1 Offer programs, services, and facilities that support college needs and market demands)

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The lack of instructional and student support spaces has created a challenging work environment for staff who support strategic high demand workforce education programs. Additionally, the existing space lacks adequate HVAC circulation and updated health safety provisions that are now required as a response to the COVID pandemic.

To provide updated instructional and student support workspace for workforce education staff, faculty, and students.

What happens if this project is not funded by the State?

The workforce education programs will be under supported and potentially under enrolled due to limited support. Additionally, due to COVID, staff are not willing to work in spaces that are not properly ventilated.

What is the desired solution?

Funding to remodel the existing technology complex workforce education instructional support space.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 5

What benefit will this project provide the college?

Adequate instructional support space to help grow and enhance the YVC workforce programs and a safe and healthy work space for staff and students.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

This project is in direct support of our number one mission, our students!

Starting Fiscal Year: 2024

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.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000798

SubProject Title: Centralia College 5

What is the desired solution?

Renovate the kitchen space to commercial standards for programs. (i. e. Culinary Arts, Health and Nutrition, Early Childhood Education, etc.)

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. + 10

What benefit will this project provide the college?

Increased program offerings. Increased enrollment. Address an unmet need in the local community.

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.

Starting Fiscal Year: 2024

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 streets that need to be improved for safe pedestrian walkways and to reduce liability exposure. Adjacent to college owned and maintained walkways is an existing creek bed with high banks that require mitigation to reduce risk of fall liability and erosion control.

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 will remain a safety liability and promises made to neighbors for campus site improvements cannot be accomplished.

What is the desired solution?

Raise former streets that are now pedestrian corridors to the level of adjoining walkways using like or similar surfacing.

Creek bed banks will be tapered back for safety and native species plantings will allow for better retention during flood occurrences and shading for improved wildlife

Will this project increase access or improve utilization? (Yes/No) No

If yes, please specify the Net Change in FTE capacity. NA

What benefit will this project provide the college? Providing safe pedestrian corridors and addressing possible flood damage will reduce liability exposure for trips and falls, and deferred maintenance.

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

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Capital Project Request

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000802

SubProject Title: Centralia College 7

Project Description

What is the problem? Why is this project necessary?

Class sizes in the Technical trades are getting larger because of increased demands of the industries.

Currently we need to limit the number of students because we are at max for welding booths

What happens if this project is not funded by the State?

We will need to turn away students who wish to enter the welding program

What is the desired solution?

Remodel the Welding lab to accommodate 8 more welding booths.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. + 24

What benefit will this project provide the college?

Higher number of FTE's and being able to add more tradespeople to the workforce

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Increase the number of trades offerings

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Changes in both the demand for welders and a need for advanced skills have caused us to review the adequacy of our welding lab. In assessing this space, we have noted several deficiencies which make it difficult to prepare our students for current industry needs. Modernizing and upgrading our welding booths, ventilation system and lighting will allow Clover Park to serve additional students, improve safety and more efficiently make use of available space.

Some of the existing challenges include an outdated plumbing and piping system leading to condensation problems.

Additionally, the welding booths are ventilated by aging flexible exhaust arms, rather than a hood system which would provide better ventilation for multiple welding processes. In some cases, these components have separated and fallen onto the work space, which represents a potential physical hazard.

The lighting in the lab is an older fluorescent system. An upgraded LED lighting system would improve visibility for our students and faculty, as well as provide increased efficiencies. This is particularly challenging for our evening students, since the day students at least have the benefit of ambient light.

Finally, in order to better make use of outdoor space, improvements to our external door and an increase in the number of external electrical drops is needed. Expanding the use of our external space will further benefit our students, preparing them for an industry which demands welders be prepared to face both inside and outside conditions.

What happens if this project is not funded by the State?

Without funding, we will struggle to safely and efficiently increase the number of students we prepare. We are also concerned about student retention, since our welding students expect to have a maximum amount of welding hours at whatever college

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000804

SubProject Title: Clover Park Technical College 2

they choose to attend.

What is the desired solution?

Our desired solution is a redesigned and modernized welding laboratory, with more efficient lighting and ventilation, more flexibility in teaching different welding processes, and more adequate preparation for what students will see in the workplace.

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?

Improved energy efficiency/consumption and increased health and safety of our students and employees.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

This program upgrade directly relates to our College's institutional goal of Educating tomorrow's workforce. By providing a safer and more modernized welding lab, our students will be better prepared to enter the workforce.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

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?

Renovation of Monroe Hall expands Edmonds College's reach bringing students and faculty closely together with

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000806

SubProject Title: Edmonds Community College 2

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. It will also include exhibit space, as well as improved signage and exterior lighting and an entry lobby will welcome College, industry, and entrepreneurial communities.

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.

Outcomes:

1. Strengthen relationships between EC, industry, and the community by providing a place where students interact with entrepreneurs and industry.
2. Model professional and industry standards in design, execution, and business startup.
3. Encourage flexibility and change in design, learning, and testing to ease the movement from idea to execution.
4. Provide the facilities for iterative design and process improvement.
5. Offer a hands-on project-based environment where innovation, industrial processes, and safety support learning objectives.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 233

What benefit will this project provide the college ?

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.

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.

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.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

Creating an Entrepreneurial Hub at Edmonds College is one of the college's identified innovation goals as laid out in the Comprehensive Plan for 2021, 2022, and beyond.

The Entrepreneurial Hub addresses the stated goal of the Master Plan by engaging with 196th Street. The Master Plan notes:

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“The central campus is not visible from the nearest major arterial road, 196th Street. In an effort to increase the campus’ presence in the area, the College recently constructed a monument sign at the intersection of 68th Avenue and 196th Street.” Introducing a new state-of-the-art building with community access at this highly visible location will increase the College’s presence in the Lynnwood/Edmonds area and draw new users to the building.

The project also addresses the following institutional goals for Edmonds College:

Access: Students seeking degrees in programs at Monroe Hall will benefit from increased access to resources needed to put the skills and products they create at Edmonds College into practical use. Creating the Entrepreneurial Hub will also provide students with access to professionals with experience in product development and entrepreneurship who can provide mentorship to our students as they progress on their degree path.

Success: Creating an Entrepreneurial Hub within Monroe Hall adjacent to existing and improved shop spaces will provide students with an opportunity to learn about the process for taking the products and technical skills they learn at Edmonds College to consumers will open up new paths to success for our students.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary ?

Classrooms in Brier hall used for chemistry labs and spaces have been relocated to the newly constructed Hazel Miller Hall. The classrooms are in need of repair and modifications to make them suitable for use as general purpose classrooms.

What happens if this project is not funded by the State ?

If the project is not funded by the state, the classrooms will remain unused and will become an increased security and safety risk as they continue to deteriorate.

What is the desired solution ?

The college would like to renovate the classrooms former chemistry and physics labs located in Brier 281, 282 and 287 to include removing unused gas, distilled water and vacuum supply lines, the existing chemical hood and ductwork system, worktables, chemical resistant flooring and cabinetry. The classrooms would then need to be re -carpeted, have the walls repaired and repainted, doors repaired and re -keyed and have an updated audiovisual instruction system installed as well as new classroom furniture.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 120

What benefit will this project provide the college?

Having the former lab spaces renovated to serve as general purpose classrooms will allow the college to meet the needs of its diverse student body and academic programs, and allow flexibility in scheduling of lecture based classes and updated technology and audiovisual equipment to serve the needs of students who prefer to attend classes remotely.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

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Access: Creating additional mediated classroom space with enhanced IT capability will support the college's goal of improving students' access to educational opportunities and resources by allowing greater flexibility for means of delivery to include enhanced access to remote classes. Increased instruction space will also allow for more classroom seats available for high demand classes each quarter that will help the college to better serve the needs of the growing community. Success: Renovating classroom space and creating a comfortable learning environment for students will help foster students' sense of well-being and allow them to focus on their studies rather than the discomforts of a crowded and uncomfortable classroom. Updating the audiovisual equipment and IT equipment will also allow for students to not only have the option to attend classes remotely, but will also make it easier to pivot from grounded classes to completely online instruction as the colleg has had to do several times in recent years during the pandemic and due to extreme weather conditions.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Currently Edmonds College's IT Department operates out of six different locations on campus, which causes a great deal of confusion and stress for students, staff and faculty seeking services. As an increasing amount of classes and student support services are moving online, the demand for IT services has increased significantly. Students with IT related issues, some of which are newly arrived to the United States, face significant barriers to getting started and persisting with their education if services are difficult to access and spread out all over the campus.

What happens if this project is not funded by the State?

If the project is not funded by the state, IT services will continue to be fragmented and difficult to access for students, staff and faculty. This may result in a significant barrier for perspective students who face additional challenges in attending college classes and accessing services for students designd to help them persist in school and complete their courses of study.

What is the desired solution?

Consolidation of IT personnel and services from locations throughout the campus to one centralized location in Alderwood Hall First Floor. The project will consist of relocation of offices and support equipment to one centralized, accessible and highly visible location on the first floor of Alderwood Hall. This will also allow the IT department to function and collaborate much better, and share resources that will result in better wrap around services for our students, staff and faculty requiring IT related services.

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?

Students, staff and faculty will benefit from a more centralized, consolidated and accessible IT department. Currently, it is challenging for people needing services that involves more than one department within IT to find those services. It is also challenging for people to locate those services that are typically located in isolated corners of the campus. The IT department will alos benefit from being co-located, as new synergies will develop between different departments and specialties within IT that will facilitate problem solving and will result in improved efficiency for the college's online services.

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SubProjects

SubProject Number: 40000810

SubProject Title: Edmonds Community College 4

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals ?

Access: This project helps students access services provided by the IT department in a centralized, highly visible and consolidated space. With online classes and services becoming increasingly prevalent since COVID, having a centralized location where students, staff and faculty can go for a diverse set of services will help eliminate a barrier to success caused by IT services being difficult to access. Consolidating and co-locating IT services will also result in a greater likelihood of a successful outcome when IT employees can easily make a warm hand -off from one department to another when helping overcome complex IT related difficulties.

Success: Students will be much more likely to succeed in classes when they can easily access a wide range of IT services located in one centralized location. Having this location adjacent to the rest of the student services division will allow new students to progress easily between tasks in the onboarding process such as obtaining a student ID and email account, issuance of chromebooks and other computer equipment, receive assistance using technology all in the same place. This will help reduce student attrition and increase their chances of successfully completing their course of study.

Operational excellence: Co-locating all branches of the IT department in a centralized location will allow new synergies to develop within the IT department that will improve their ability to handle complex tasks and solve problems that span several work centers or specialties. The IT department will also benefit from an increased ability to share resources and equipment easily within the department.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

The Edmonds College Library located on the third floor of Lynnwood Hall underwent tenant improvements in 2006. During these tenant improvements, three study rooms were added on the third floor. These rooms were not connected to the building's HVAC system. Although very popular amongst students, the college has had to close these rooms for safety concerns due to lack of air circulation. Also, subsequent to the tenant improvements asbestos was discovered in the spray-on fireproof coating on the beams above the drop ceiling in the library. In order to reopen these rooms, they will need to have the asbestos remediated in the affected areas to the nearest VAV and will need to have ductwork installed between the study rooms and the existing HVAC ductwork.

What happens if this project is not funded by the State?

If the study rooms are not connected to the building's HVAC system, they will need to remain closed and will deny students the use of this important resource for group study and collaboration on research projects.

What is the desired solution?

Connect study rooms on the 3rd floor of the library to the existing building HVAC system and installing associated hardware. Mitigate any hazardous materials present in the affected locations.

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. 60

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SubProjects

SubProject Number: 40000812

SubProject Title: Edmonds Community College 5

What benefit will this project provide the college ?

Reopening the study rooms on the 3rd floor of the library will greatly improve students' education experience by allowing for interaction between students as they work on group assignments together. These rooms were frequently used for study sessions before COVID, and with their reopening would provide an important resource and would greatly enhance students' ability to meet outside of the classroom and learn.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Access - This project will improve access to education opportunities by placing collaborative meeting spaces adjacent to the materials and resources available at the library. Currently there is no place to access learning resources, study spaces, and technology support with these adjacencies. This is especially important for vulnerable students served by the project, such as pre-college and ELA learners. Collaborative meeting spaces and study rooms in our Library are above capacity, leading to a Library that is not conducive to quiet study. Having a place where people can meet up, exchange ideas while not disturbing students who wish to study quietly will greatly enhance the versatility of the library.

Success: By providing opportunities for students to work collaboratively on projects, this project responds to the need for increased soft skills training by developing spaces that promote creativity and collaboration amongst the student body. The new spaces will supplement active learning in classrooms and facilitate the teamwork, project management, and communication skills that employers need.

Operational Excellence: Reopening the library study rooms will allow for more usage and versatility for library spaces as students can gather and collaborate for a variety of purposes while allowing for varying preferred learning and studying preferences of students.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Welding is requesting an additional ventilation system. An additional hood system for ventilation is needed in order to not expose of welding fumes in the room to support the students, faculty, and staff safety. There was an update in curriculum and an increase in enrollment which resulted in a need to rearrange the space to accommodate the students and now a new system is needed. In essence we can add welding stations and made the room for them, but need the ventilation.

What happens if this project is not funded by the State?

The current ventilation system works, but it's not 100% adequate for the space. To accommodate the increase in students, the room was rearranged and the curriculum was updated. With the updates to the program, and update to the room is needed. We would need to teach less students at a time.

What is the desired solution?

To expand the current hood to cover the additional seats.

Will this project increase access or improve utilization? (Yes/No) yes

If yes, please specify the Net Change in FTE capacity. 6 additional FTE per cohort, can run 3 cohorts a quarter.

What benefit will this project provide the college?

Better ventilation for a program that produces a lot of fumes for teaching, increased enrollment, increase in safety for all

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SubProjects

SubProject Number: 40000814

SubProject Title: Lake Washington Institute of Technology 3
 faculty, staff, and students while teaching and learning

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?
 The College currently has no plans to close or move welding. This work would be used for the life of the equipment.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?
 Repair Underground Utilities near Bldg. 6 (Haselwood Library), Bldg. 5 (CSC) and the Haselwood Library (including the courtyard outside of CSC). The sewer lines have been infiltrated and damaged by tree roots. These sections should be replaced and larger catch basins installed. Much of the concrete and paver areas have developed sunken areas that collect moss and debris creating trip hazards. The flower bed in the entry of Bldg. 5 has sunk and the plantings float during heavy rainstorms. Further along the walkway, concrete is lifting due to tree roots.

What happens if this project is not funded by the State?
 This area is a high pedestrian traffic due to the Library and Administrative functions of Building 5. The uneven pavers pose a risk in all weather to foot and wheeled traffic. Once it rains the area becomes more of a flood hazard that could encroach and impact the foundations of the buildings.

What is the desired solution?
 Restore healthy sewer lines and improve drainage between the buildings along with fresh concrete walking paths and gathering space between the buildings.

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?
 This will benefit the safety of all traffic, the infrastructure of the buildings and the underground utilities, and improve the overall look of the area.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

We are working to improve the overall look and feel of the campus as a progressive, safe and inclusive space.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary ?
 HVAC controls have exceeded their useful life and are no longer supported by the proprietary vendor. These controls are

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000818

SubProject Title: Peninsula College 2

critical for maintaining a quality learning environment.

What happens if this project is not funded by the State?

If not funded by state, we will be forced to continue patching outdated controls and allocating labor and funds. If the main server fails, buildings will go offline, and we will be unable to operate them.

What is the desired solution?

Replace HVAC controls across campus with new non -proprietary components and updated 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?

Allow us to continue serving our students without interruption. And providing a comfortable, more efficient learning environment.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

As an essential center for education, culture and community, Peninsula College must continue to look to and prepare for the future. The Facility Master Plan, Strategic Master Plan and Institutional Goals provide a vision for the future maximizing and leveraging college resources to meet the needs of the region. It is essential our facilities are reliable. Funding to replace our aging infrastructure is paramount to advancing the college mission to provide educational opportunities and contribute to the cultural and economic enrichment of Clallam and eastern Jefferson Counties. Without the minor project funding, we will have to redirect our resources to complete this project which reduces our impact towards advancing our mission, vision, and strategic goals.

Starting Fiscal Year: 2024

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

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Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000820

SubProject Title: Pierce College Fort Steilacoom 2

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.

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 ?

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.

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

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 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

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000822

SubProject Title: Pierce College Fort Steilacoom 3

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.

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.

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 ?

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.

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

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 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.

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2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000824

SubProject Title: Pierce College Puyallup 1

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 ?

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.

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary ?

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.

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 ?

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.

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

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Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000826

SubProject Title: Pierce College Puyallup 2

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.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Our MakerSpace program has outgrown its current location on campus. Through grants and industry donations, we have equipment that isn't accessible due to a lack of space.

We have a larger, vacant space in our most forward -facing building (RSB) that is more visible and accessible to our students. This potential location is also closer to many of our Student Services. In addition, the current location is closed while the college prepares for a major renovation in RAH and MakerSpace gatherings and events were postponed due to the pandemic. Making this permanent move to a location with higher visibility (being adjacent to our Library, JMB student center, and the major north-south pedestrian axis) will enable this popular program to continue to be a draw for students.

What happens if this project is not funded by the State?

Research shows that student engagement with STEM and retention in STEM classes is improved by hands-on activities and active learning, especially for those usually underrepresented in STEM. The Math, Science, and Business division administration and faculty are working on developing a robust STEM ecosystem, which includes the integration of art into the work (STEAM), to facilitate the cultivation of creativity. This ecosystem supports and encourages student learning and success in STEAM. The MakerSpace is an integral part of that ecosystem.

If the project is not funded, our students participating in this program will continue to be overcrowded in the current space with some equipment not accessible. With less than adequate physical space requirements, this growing program could stall in terms of access and use at a time when student engagement, retention, and success in STEM is an institutional priority.

What is the desired solution?

Relocate to a larger, currently vacant/unused space in RSB to improve MakerSpace offerings and accessibility to students.

There will be some modifications necessary including:

- Architectural planning to improve flow from main studio to storage and side rooms.
- Create separate spaces for clean vs "dirty" work (e.g. sawdust/painting).
- Install ventilation for laser cutter and soldering.
- Install utility sink.
- Additional 120V and 240V outlets to support equipment and computers
- Design active learning spaces within the larger space to accommodate student group work.

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Report Number: CBS002

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000830

SubProject Title: South Seattle College 2

Will this project increase access or improve utilization? (Yes/No) Yes

If yes, please specify the Net Change in FTE capacity. While this doesn't directly impact class FTE counts, it does impact student retention and completion in STEM courses. Utilization will be improved due to better visibility on campus and increased access to equipment.

What benefit will this project provide the college?

The MakerSpace at South Seattle College aims to ensure South students identify as the entrepreneurs, makers and innovators that they are. By providing a hub with cutting -edge makerresources and exciting programming such as maker challenges and hackathons, the MakerSpace will provide students the creative commons to experiment, fail forward, persist, collaborate, and grow in preparation for a 21st century career.

The rationale for the MakerSpace includes:

- Course and club space. Makerspaces are increasingly common on college campuses, including locally at Seattle University and Bellevue College, for course and capstone projects, experimentation and hands -on learning. Programs and clubs across the college community would benefit from a dedicated makerspace outside the more traditional lab and classroom environments.
- Increasing industry demand for "makers". Industry feedback emphasizes the growing need for students with both applied technical skills as well as exceptional soft skills such as creative problem solving, teamwork, and entrepreneurialism.
- Student interest in highly -relevant training. Students increasingly seek highly relevant training experiences that mimic the workplace and provide them with a portfolio to demonstrate their 21st century skills.
- Student-Driven Learning. Students desire to learn skills related to professional or academic goals and expanding upon difficult concepts introduced in class.
- Outreach opportunities. At full development, a makerspace can be a "creative commons" not only for South students, but for industry partners, K12 classes and field trips, meetups and other club groups, with proper safety training.

An improved MakerSpace provides an opportunity for students to engage in STEAM activities that are student-driven as a guiding principle of the MakerSpace is to involve students in the development of the MakerSpace. All of this directly supports the college's goals of student success, equity, diversity, inclusion, and community and partnerships.

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project improving the MakerSpace supports the master plan's goal of being a student -centered campus as well as creating facilities that strengthen community connections.

The college is identifying and analyzing disaggregated data (by ethnicity/race/gender identity/low SES) in terms of student success and retention in both courses and programs and has goals, not only

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to increase, but also to close any gaps in disaggregated categories. An engaged STEAM ecosystem

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Report Number: CBS002

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000830

SubProject Title: South Seattle College 2

supports and encourages student learning and success in STEAM, especially among underrepresented students, and will help close these gaps in student success and retention. This project improving the MakerSpace also supports the college’s strategic operations plan by integrating with:

- EQUITY, DIVERSITY, INCLUSION, AND COMMUNITYo Strategy 1: Develop and Implement a Diversity Action Plan
 ? Promote and encourage students to participate in clubs and activities that support underserved student populations.
- ORGANIZATIONAL EXCELLENCE -
 o Strategy 1: Enhance Teaching and Learning
 ? Develop new and relevant programs based on industry and student needs.
- PARTNERSHIPS
 o Strategy: Build High Quality Partnerships
 ? Build new partnerships and strengthen existing ones with industry partners through hosting and attending events.

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

Walla Walla Community College (WWCC) D building, the main building on campus, is the central hub for the college. Along with classroom spaces, departmental, administrative, and student support operations are housed in the building. Several spaces are outdated and in need renovation. Areas targeted for renovation included vacated spaces and other square footage that is directly adjacent to the new addition to building D, revamping the students success area, transforming excess space in the library into a multicultural center, and adding a lactation room.

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 the current chemistry and physical sciences classrooms and labs wouldn’t be upgraded and remodeled to be used for other. In addition, failure to fund minor improvements today will likely result in more complex and costly improvements tomorrow. Without these minor renovations, the continued upgrade of instructional and spaces supporting students would be lacking the reequipments to support 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?

Within the minor program budget provided, renovate as much square footage as possible to repurpose impacted areas to enable more flexible education space and improvements to the student experience.

Will this project increase access or improve utilization? (Yes/No) No

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000832

SubProject Title: Walla Walla Community College 2

If yes, please specify the Net Change in FTE capacity.

What benefit will this project provide the college?

The project will create renovated spaces in labs, offices, classrooms and administrative areas the support the student experience. It will also turn seldom used spaces into more functional area focused on student enrichment with the creation of a campus multicultural center

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

This project request is consistent with the college's planning processes and goals in ensuring that all current square footage can be used for its highest and best use. The ability to modernize spaces and maximize usage of vacated spaces will support the college's mission and goals

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 7

Project Summary

Minor Works - Program

Project Description

What is the problem? Why is this project necessary?

One of the most common complaints of students and staff is the lack of accessible outdoor space. Currently, there are limited spaces that are conducive for outdoor education, campus events, eating lunch, spending time between classes or gathering with other students and staff. All current spaces are dated and not inviting. Public spaces have proven to be essential for socialization, especially for young people

What happens if this project is not funded by the State?

If this project is not funded, opportunities to provide a gathering space will be lost. There are countless studies, both pre and post pandemic, that show the importance of communal space.

What is the desired solution?

Construct a multi-functional, shaded space with multiple seating options on the existing concrete pad outside the main building café. This new area would tie into the new landscaping from the Science Building addition and would create a central outdoors space outdoor that is easily accessible for all of campus to utilize

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?

There are many benefits to outdoor spaces on campus. This space will enhance student and staff health and wellness by creating a common used space that is exposed to nature. This area will create a stronger sense of community by establishing a central gathering space that could become the most utilized outside space on campus

How does the project relate to the college facilities master plan, the strategic plan, and institutional goals?

Construction of an outdoor multifunction space will directly enhance the student and staff experience by creating a new communal space with the opportunity to gather with each other. Our goal is to create an environment where students spend time on campus, versus to and from their cars when not in classes.

Capital Project Request

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Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000834

SubProject Title: Walla Walla Community College 3

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: Bremerton	County: Kitsap	Legislative District: 026
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: 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: Kirkland	County: King	Legislative District: 045
City: Kirkland	County: King	Legislative District: 045
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: 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: Pasco	County: Franklin	Legislative District: 016
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

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Capital Project Request

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Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

Location

SubProject Number: 40000788

SubProject Title: South Seattle College 1

City: Seattle	County: King	Legislative District: 034
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: Tacoma	County: Pierce	Legislative District: 028
City: Vancouver	County: Clark	Legislative District: 049
City: Walla Walla	County: Walla Walla	Legislative District: 016
City: Walla Walla	County: Walla Walla	Legislative District: 016
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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Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

Project Type

SubProject Number: 40000800

SubProject Title: Centralia College 6

- Program (Minor Works)
- Program (Minor Works)
- 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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Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

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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Capital Project Request

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Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000764

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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Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000772

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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Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000783

SubProject Title: Renton Technical 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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Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000791

SubProject Title: Tacoma Community College 1

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**

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Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000804

SubProject Title: Clover Park Technical College 2

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

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Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000820

SubProject Title: Pierce College Fort Steilacoom 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

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

SubProject Title: Bates Technical College

<u>Funding</u>		<u>Expenditures</u>			<u>2023-25 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	1,000,000				1,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	283,000				283,000
057-1	State Bldg Constr-State	254,000				254,000
057-1	State Bldg Constr-State	145,000				145,000
057-1	State Bldg Constr-State	249,000				249,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	998,000				998,000
057-1	State Bldg Constr-State	681,000				681,000
057-1	State Bldg Constr-State	1,319,000				1,319,000
057-1	State Bldg Constr-State	1,218,000				1,218,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	1,190,000				1,190,000
057-1	State Bldg Constr-State	692,000				692,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	937,000				937,000
057-1	State Bldg Constr-State	1,200,000				1,200,000
057-1	State Bldg Constr-State	831,000				831,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	1,097,000				1,097,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	1,363,000				1,363,000
057-1	State Bldg Constr-State	637,000				637,000
057-1	State Bldg Constr-State	300,000				300,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	2,000,000				2,000,000
057-1	State Bldg Constr-State	339,000				339,000
057-1	State Bldg Constr-State	530,000				530,000
057-1	State Bldg Constr-State	200,000				200,000

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000804

SubProject Title: Clover Park Technical College 2

057-1	State Bldg Constr-State	1,002,000			1,002,000
057-1	State Bldg Constr-State	321,000			321,000
057-1	State Bldg Constr-State	116,000			116,000
057-1	State Bldg Constr-State	112,000			112,000
057-1	State Bldg Constr-State	233,000			233,000
057-1	State Bldg Constr-State	118,000			118,000
057-1	State Bldg Constr-State	1,063,000			1,063,000
057-1	State Bldg Constr-State	800,000			800,000
057-1	State Bldg Constr-State	952,000			952,000
057-1	State Bldg Constr-State	217,000			217,000
057-1	State Bldg Constr-State	288,000			288,000
057-1	State Bldg Constr-State	1,712,000			1,712,000
057-1	State Bldg Constr-State	903,000			903,000
057-1	State Bldg Constr-State	1,500,000			1,500,000
057-1	State Bldg Constr-State	200,000			200,000
	Total	63,000,000	0	0	0 63,000,000

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Expenditures</u>		<u>2023-25 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	2,000,000				2,000,000
060-1	Comm/Tech Cap Proj A-State	2,000,000				2,000,000
060-1	Comm/Tech Cap Proj A-State	1,000,000				1,000,000
	Total	5,000,000	0	0	0	5,000,000

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000802

SubProject Title: Centralia College 7

- 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

Total	0	0	0	0
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Future Fiscal Periods

2025-27	2027-29	2029-31	2031-33
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- 060-1 Comm/Tech Cap Proj A-State
- 060-1 Comm/Tech Cap Proj A-State
- 060-1 Comm/Tech Cap Proj A-State

Total	0	0	0	0
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Operating Impacts

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

SubProject Title: Bates Technical College

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

No Operating Impact

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**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000789

SubProject Title: Spokane Community College

No Operating Impact

No Operating Impact

No Operating Impact

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699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000755

SubProject Title: Bates Technical College

Narrative

No new space

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699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000778

SubProject Title: Olympic College 1

Narrative

No new space

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699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/7/2022 1:42PM

Project Number: 40000754

Project Title: Minor Works - Program Improvements (23-25)

SubProjects

SubProject Number: 40000810

SubProject Title: Edmonds Community College 4

Narrative

No new space

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Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000754	40000754
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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/12/2022 9:22AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 8

Project Summary

Construct a new 56,500 gross square foot facility dedicated to design and technology at the Lake Washington Institute of Technology.

Project Description

The following 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.

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]

LWTech is engaged in creative partnerships with local businesses and polytechnic partners to enhance students' educational experiences. Being situated at the region's high-technology epicenter, close to major employers such as Microsoft and Google, has presented unique opportunities for LWTech. LWTech is well-positioned to meet these opportunities as evidenced by the fact that graduates of LWTech's design and technology programs (encompassing art, design, science, technology, and engineering fields) have found well-paying work with these and many other technology-focused companies.

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 56,500 gross square foot facility dedicated to design and technology.

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]

Current facilities at LWTech do not support the needs of our students, business partners, and industry. We are at risk of lost relevance, unable to provide the quality and type of education necessary for students to reach their potential. A new building sized to accommodate growth and designed for creative and collaborative learning would address these shortfalls, and assure into the future the success of our growing design and technology programs.

4. What alternatives were explored? Why was the recommended alternative chosen? [See proposal section 3.3]

Renovation of Existing Space - The renovation of existing space would not achieve the goal of consolidating like programs to foster multi-disciplinary collaboration, and would not allow for informal learning and close proximity to faculty offices. Since there is no available space to relocate to, renovation would disrupt almost all programs across campus and the cost of temporary relocation would be prohibitive. Practically, renovation would not be supported by the PRR process due to unfavorable FCS scores.

Relocation of Programs - There is no space available on campus to house the design programs that would not require a major building renovation. Moving the programs off-campus would not be beneficial or consistent with the college's philosophy of student success. A lack of access to essential student services (such as advising and financial aid) would severely hamper the potential for student success and completion. Access to related academic classes, library resources,

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/12/2022 9:22AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

and informal learning opportunities would be significantly limited.

Alternate Site Solution - Rather than being a stand-alone facility the CD would have been an addition to the East Building, with the intent to resolve existing East Building access problems within the project. While this proposal aligned with LWTech's preference for addressing multiple issues simultaneously, college stakeholders concluded during the 2015 master planning process that it was too disruptive to campus operations, too complicated to successfully enact, and did not solve the college's wish to create a facility more visible to the community. Nonetheless, it remains a compelling solution and as such we compared it with our preferred project costs and found it to be more expensive.

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 22 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]

This project is fully consistent with our 2015 Ten-Year Campus Master Plan. LWTech's 2016 lab utilization was 23.57 versus the State's target of 16 hours per seat per week.

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. [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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/12/2022 9:22AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

- f) Minimize building surface area for necessary floor area
- g) Roofing materials with high solar reflectance and reliability
- h) Green roofs to absorb heat and act as insulators for ceilings
- i) Site 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

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 three most in-demand areas of study in Higher Education according to [Mastersportal.com](https://www.mastersportal.com) are engineering, computer science and design

<https://www.mastersportal.com/articles/2098/9-popular-disciplines-to-study-in-2021-and-lucrative-careers-after-graduation.html>. The programing for the Center for Design (COD) is almost entirely made up of Applied Design programs, Gaming and Computer Science degrees, and Pre-Engineering degrees. We expect these degree opportunities along with a building with new technology and flexibility will help draw in students of color from our local area and throughout all of King County.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Lake Washington Technical is a bridge to the "Innovation Triangle" <https://innovationtriangle.us/> which is a partnership between Bellevue, Kirkland and Redmond cities. This partnership has a substantial economic impact on the State of Washington. Over 30% of the population living within this triangle were born outside of United States. Our current demographics show that 39% of our student body are non-white students. We expect our COD proposal will help attract more student of color to our campus and help us propel a more diverse group of graduates into this "Innovation Triangle."

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project will construct a new building that will help us address the increasing demand for training and education in the growing areas of Arts & Design and STEM related fields. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: Kirkland

County: King

Legislative District: 045

Project Type

New Facilities/Additions (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/12/2022 9:22AM

Project Number: 40000102

Project Title: Lake Washington: Center for Design

Description

Growth Management impacts

No growth management impacts are anticipated.

New Facility: Yes

How does this fit in master plan

This project is fully consistent with our 2015 Ten-Year Campus Master Plan.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	42,108,987	1,148,957	992,327	1,018,703	38,949,000
147-6	HE Plant Accounts-Non-Appropriat	500,000				500,000
	Total	42,608,987	1,148,957	992,327	1,018,703	39,449,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriat				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	1.7	4.1	4.1	4.1	4.1
001-1	General Fund-State	205,283	492,680	492,680	492,680	492,680
	Total	205,283	492,680	492,680	492,680	492,680

Narrative

56,500 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Feb-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000102	40000102
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 2022

Agency	Lake Washington Technical College
Project Name	Center for Design
OFM Project Number	40000102 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	56,500	MACC per Gross Square Foot	\$457
Usable Square Feet	39,900	Escalated MACC per Gross Square Foot	\$501
Alt Gross Unit of Measure			
Space Efficiency	70.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.90%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	11605 132nd Ave NE, Kirkland WA 98034
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	March-20
Design Start	April-20	Design End	May-22
Construction Start	August-23	Construction End	February-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$37,423,166	Total Project Escalated	\$40,648,665
		Rounded Escalated Total	\$40,649,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$242,148		
Design Phase Services	\$1,292,159		
Extra Services	\$1,318,477		
Other Services	\$866,536		
Design Services Contingency	\$185,966		
Consultant Services Subtotal	\$3,905,286	Consultant Services Subtotal Escalated	\$4,006,643

Construction			
Maximum Allowable Construction Cost (MACC)	\$25,848,083	Maximum Allowable Construction Cost (MACC) Escalated	\$28,280,435
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,292,404		\$1,416,863
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,768,330	Sales Tax Escalated	\$3,029,124
Construction Subtotal	\$29,908,817	Construction Subtotal Escalated	\$32,726,422

Equipment			
Equipment	\$2,375,340		
Sales Tax	\$242,285		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,617,625	Equipment Subtotal Escalated	\$2,869,703

Artwork			
Artwork Subtotal	\$199,745	Artwork Subtotal Escalated	\$199,745

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$228,798		
Project Administration Subtotal	\$228,798	Project Administration Subtotal Escalated	\$250,832

Other Costs			
Other Costs Subtotal	\$562,897	Other Costs Subtotal Escalated	\$595,320

Project Cost Estimate			
Total Project	\$37,423,166	Total Project Escalated	\$40,648,665
		Rounded Escalated Total	\$40,649,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,006,643	\$2,339,687	\$1,666,956		\$0
Construction					
Construction Subtotal	\$32,726,422		\$32,726,422		\$0
Equipment					
Equipment Subtotal	\$2,869,703		\$2,869,703		\$0
Artwork					
Artwork Subtotal	\$199,745	\$19,974	\$179,771		\$0
Agency Project Administration					
Project Administration Subtotal	\$250,832		\$250,832		\$0
Other Costs					
Other Costs Subtotal	\$595,320	\$595,320	\$0		\$0
Project Cost Estimate					
Total Project	\$40,648,665	\$2,954,981	\$37,693,684	\$0	\$0
	\$40,649,000	\$2,955,000	\$37,694,000	\$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.)

This appropriation request will fund the construction phase of this project.

Insert Row Here

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

The predesign is approved by OFM and design work is in progress.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$26,905			
Environmental Analysis				
Predesign Study	\$215,243			
Other				
Insert Row Here				
Sub TOTAL	\$242,148	1.0000	\$242,148	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,292,159			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,292,159	1.0000	\$1,292,159	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$93,624			
Geotechnical Investigation	\$55,074			
Commissioning	\$27,538			
Site Survey	\$82,611			
Testing	\$55,074			
LEED Services	\$66,088			
Voice/Data Consultant	\$38,553			
Value Engineering	\$49,567			
Constructability Review	\$49,567			
Environmental Mitigation (EIS)				
Landscape Consultant	\$93,624			
ELCCA	\$55,074			
LCCT	\$82,611			
Reimburseables incl Reprographics prior to bid	\$27,538			
Advertising	\$2,203			
Traffic analysis	\$27,538			
Envelope Consultant	\$44,059			
Interior Design	\$22,030			
Acoustic Design	\$44,059			
Security Consultant	\$33,045			
Audio Visual Consultant	\$55,074			
Cost and Scheduling	\$60,582			
Value Engineering Participation	\$49,567			
Constructability Review Participation	\$44,059			
Environmental Graphics/Signage	\$22,030			
Lighting Consultant	\$38,553			
Materials/Equip/Lab Consultant	\$55,074			
Door Hardware Consultant	\$11,016			

SEPA/Land Use	\$33,045			
Insert Row Here				
Sub TOTAL	\$1,318,477	1.0000	\$1,318,477	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$580,535			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$114,400			
LEED Reporting and Monitoring	\$57,200			
Reimbursables/Reprographics for bid and construction	\$28,601			
Construction Materials Testing	\$85,800			
Insert Row Here				
Sub TOTAL	\$866,536	1.0963	\$949,984	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$185,966			
Other				
Insert Row Here				
Sub TOTAL	\$185,966	1.0963	\$203,875	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,905,286		\$4,006,643	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$345,573				
G20 - Site Improvements	\$691,536				
G30 - Site Mechanical Utilities	\$18,618				
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
General Conditions	\$212,139				
15.8% lost buying power Dec-17 to Jun-22	\$200,323				
Insert Row Here					
Sub TOTAL	\$1,468,189		1.0576	\$1,552,757	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0576	\$0	
3) Facility Construction					
A10 - Foundations	\$898,612				
A20 - Basement Construction					
B10 - Superstructure	\$2,408,626				
B20 - Exterior Closure	\$3,338,422				
B30 - Roofing	\$857,549				
C10 - Interior Construction	\$2,168,729				
C20 - Stairs	\$76,162				
C30 - Interior Finishes	\$2,147,327				
D10 - Conveying	\$182,623				
D20 - Plumbing Systems	\$649,665				
D30 - HVAC Systems	\$3,592,256				
D40 - Fire Protection Systems	\$401,263				
D50 - Electrical Systems	\$2,708,903				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,623,313				
15.8% lost buying power Dec-17 to Jun-22	\$3,326,444				
Other	\$0				
Insert Row Here					
Sub TOTAL	\$24,379,894		1.0963	\$26,727,678	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$457

\$501 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$775,621				
E20 - Furnishings	\$953,368				
F10 - Special Construction					
Other	\$646,351				
Insert Row Here					
Sub TOTAL	\$2,375,340		1.0963	\$2,604,086	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0963	\$0	
3) Sales Tax					
Sub TOTAL	\$242,285			\$265,617	
EQUIPMENT TOTAL					
	\$2,617,625			\$2,869,703	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$202,245				0.5% of total project cost for new and renewal construction
Reduce for \$500,000 of local funds	-\$2,500				
Insert Row Here					
ARTWORK TOTAL	\$199,745		NA	\$199,745	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
LWTech Facilities Management	\$228,798				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$228,798</i>				
PROJECT MANAGEMENT TOTAL	\$228,798		1.0963	\$250,832	

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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				
Permit and Plan Review Fees	\$562,897			
Insert Row Here				
OTHER COSTS TOTAL	\$562,897	1.0576	\$595,320	

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C-100(2022)
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 2022

Agency	Lake Washington Technical College
Project Name	Center for Design
OFM Project Number	40000102 Infrastructure only (see separate C100 for Building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	56,500	MACC per Gross Square Foot	\$24
Usable Square Feet	39,900	Escalated MACC per Gross Square Foot	\$26
Alt Gross Unit of Measure			
Space Efficiency	70.6%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	9.99%
Remodel	No	Projected Life of Asset (Years)	

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	11605 132nd Ave NE, Kirkland WA 98034
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	March-20
Design Start	April-20	Design End	May-22
Construction Start	August-23	Construction End	February-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$1,860,037	Total Project Escalated	\$1,960,001
		Rounded Escalated Total	\$1,960,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$99,402		
Extra Services	\$104,642		
Other Services	\$44,659		
Design Services Contingency	\$12,435		
Consultant Services Subtotal	\$261,139	Consultant Services Subtotal Escalated	\$266,638

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,373,388	Maximum Allowable Construction Cost (MACC) Escalated	\$1,452,495
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$68,669		\$75,283
Non-Taxable Items	\$0		\$0
Sales Tax	\$147,090	Sales Tax Escalated	\$155,833
Construction Subtotal	\$1,589,147	Construction Subtotal Escalated	\$1,683,611

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

Artwork			
Artwork Subtotal	\$9,751	Artwork Subtotal Escalated	\$9,751

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$1,860,037	Total Project Escalated	\$1,960,001
		Rounded Escalated Total	\$1,960,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$266,638	\$204,044	\$62,594		\$0
Construction					
Construction Subtotal	\$1,683,611		\$1,683,611		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$9,751	\$975	\$8,776		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,960,001	\$205,019	\$1,754,981	\$0	\$1
	\$1,960,000	\$205,000	\$1,755,000	\$0	\$0
			90%		

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

This appropriation request will fund the construction phase of this project.

Insert Row Here

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

The predesign is approved by OFM and design work is in progress.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$99,402			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$99,402	1.0000	\$99,403	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$66,088			
Geotechnical Investigation				
Commissioning				
Site Survey	\$27,538			
Testing	\$11,016			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$104,642	1.0000	\$104,642	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$44,659			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$44,659	1.0963	\$48,960	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$12,435			
Other				
Insert Row Here				
Sub TOTAL	\$12,435	1.0963	\$13,633	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$261,139

\$266,638

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$21,398			
G20 - Site Improvements	\$8,014			
G30 - Site Mechanical Utilities	\$1,009,330			
G40 - Site Electrical Utilities	\$147,258			
G60 - Other Site Construction				
15.8% lost buying power Dec-17 to Jun-22	\$187,388			
Insert Row Here				
Sub TOTAL	\$1,373,388	1.0576	\$1,452,495	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0576	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0963	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,373,388		\$1,452,495	
	\$24		\$26 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$68,669		
Other			
Insert Row Here			
Sub TOTAL	\$68,669	1.0963	\$75,283

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.0963	\$0

9) Sales Tax

Sub TOTAL	\$147,090		\$155,833
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CONSTRUCTION CONTRACTS TOTAL	\$1,589,147		\$1,683,611
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0963	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0963	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$9,751				
Other					
Insert Row Here					
ARTWORK TOTAL	\$9,751		NA	\$9,751	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.0963	\$0	

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					
OTHER COSTS TOTAL	\$0		1.0576	\$0	

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C-100(2022)
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: Lake Washington Institute of Technology: Center for Design

OFM project number: 40000102 **Legislative district(s):** 45, 48

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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>January 2020</i>	September 2021
School of Design and Applied Arts	School of Design and Applied Arts	School of Design and Applied Arts	School of Design and Applied Arts

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:52AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 9

Project Summary

Construct a new 54,700 gross square feet (GSF) facility at the west edge of our South Campus.

Project Description

The following 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.

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]

Our Fire Service program typifies Bates Technical College's commitment to hands -on learning and industry partnerships. We prepare students for careers as fire fighters, or in closely related occupations that require certification as a fire fighter. Bates graduates serve, often in senior positions, in fire departments throughout the state. Our well -respected program has developed active partnerships with the thirteen Pierce County Fire Districts, City of Tacoma Fire Department, South King Fire & Rescue, Washington State Firefighters Apprenticeship Training Committee, Joint Base Lewis McChord, Lacy Fire District No. 3, Running Start, Technical High School (operated by Bates), and Pierce County Emergency Management.

Fire Service operates from dedicated space in South Campus Building D. This facility hosts Fire Service course offerings, a Fire Training Academy, and EMT certification training. While our Fire Service program is world -class and our partnerships extensive, the likelihood for future success is clouded by facilities limitations:

- Our Building D Fire Service facilities are far too small to accommodate even current FTE without compromise.
- We have no fitness facilities, even though physical fitness is a basic requirement for Fire Service training.
- Our apparatus bays are too small to house all the vehicles we require for training purposes.
- Our live training fire station facilities do not mirror the modern workplace.
- Our live-fire training yard does not have the necessary facilities for comprehensive training.

Unless these deficiencies are corrected, our Fire Program will be unable to provide training of a quality available at other more modern training centers in Western Washington. To be certified, our students will increasingly be required to train offsite at specialized facilities we do not have. And we will be unable to provide baccalaureate level training that has become a standard requirement for those seeking managerial positions in firefighting organizations. To correct our trajectory and assure Bates' relevance for fire training well

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 54,500 gross square feet (GSF) facility at the west edge of our South Campus.

3. How would the request address the problem or opportunity identified in question #1? What would be the result of not

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:52AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

taking action? [See proposal sections 1.3]

The Fire Service Training Building will be dedicated for use by our Fire Service program.

4. What alternatives were explored? Why was the recommended alternative chosen ? [See proposal section 3.3]

Alternative 1: Purchase an off-campus facility, and renovate it to meet program need. With no available space on the South Campus, this was initially viewed as a viable option. However, the SBCTC's position was that this would not be acceptable in the 2019-21 capital cycle unless the college eliminated an equivalent amount (GSF) of existing construction. This is simply impossible given existing demands for space and was pursued no further.

Alternative 2: Renovate existing facility and build addition. Again, initially this seemed to be a viable option, and with the potential to significantly reduce overall project costs. Two factors ultimately weighed against it, (1) the low 2015 FCS score for Building D – 230 – does not support renovation, and (2) the only available site for an addition is the existing yard used for live-fire training. This would require a new outdoor training center be constructed elsewhere on campus. Practically and programmatically, this is less desirable than the stand-alone new facility we propose herein. Coupled with these issues, our analysis suggests that – if this alternative were to include a full renovation of the Fire Service spaces in Building D, the total project cost would likely exceed the cost of our preferred project due to lost efficiencies and – while not addressed in the C100 for expediency – higher A/E fees. We believe the college is best served with the preferred solution.

Doing Nothing: We do not consider doing nothing a reasonable or responsible option. Were this project not to move forward:

- The Fire Service facilities in Building D would continue to be too small to accommodate current FTE.
- Our programs would be unable to grow as anticipated.
- We would be compromised in our ability to support emerging baccalaureate programs, and, as such, our students would be limited in their abilities to climb into command positions.
- Physical fitness training would continue to be unhoused, despite its high degree of importance in fire fighter training.
- Our apparatus bays would continue to house only a portion of our required training vehicles, exposing those left outside to accelerated deterioration and/or mischief.
- Our facilities and equipment would continue to not represent the facilities our student will see in their professional lives, potentially leaving them unprepared for work responsibilities.
- Our live-fire training yard would continue to present an unkempt image at the south entry to the South Campus.
- Our instructional spaces will continue to support only lecture-based instruction, and there would be no collaborative or informal learning spaces nor any motivation for faculty to explore new educational pathways.

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 215 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]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:52AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Description

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 Facilities Master Plan Update 2014 identifies eight development locations on the South Campus, but only two of these contain enough area unencumbered by utility easements to support a contiguous Fire Service Training Center. Of these, development in the large paved lot along South 74th Street was judged less desirable as it supports Bate's healthy truck operator program. The remaining site, along the west edge of the campus west of Building C, is constrained by major easements but nonetheless is of sufficient size to support the 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 C 100]

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. [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) Use natural gas instead of electricity for heating
- d) Post occupancy commissioning
- 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) Increase transportation choices – drive, walk, bike or public transit

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:52AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

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).

While the state constitution does not require each local jurisdiction to provide fire services, as a practical matter most do. In addition, most local fire service also performs EMS services. It's important that each local community jurisdiction maintain an adequate fire service, emergency medical services and emergency response. Underrepresented communities benefit when their communities have qualified and trained personnel. This project seeks to support these services by expanding the educational and training opportunities.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Currently Bates Technical College serves a student population of 27% non-white students of color. This is slightly below the Pierce County demographics which is 34% non-white population. However, many graduates from the Bates Fire Service program have gone on to take leadership roles in Pierce County and Joint Base Lewis -McCord. Our project recognizes the major driver of future demand comes from retirement statistics. In our region, rapid development of cities in the 1980s resulted in a sustained firefighter hiring boom. As firefighters tend to retire in their late 50s, recruits from the 1980s will be retiring within the next 10 years. We expect the coming wave of retirements will spur an increase in students of color enrolling into the programs supported by this project.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project will construct a new building that supports expansion of our Fire Service programs. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: Tacoma

County: Pierce

Legislative District: 029

Project Type

Remodel/Renovate/Modernize (Major Projects)

Growth Management impacts

No growth management impacts are anticipated.

New Facility: No

How does this fit in master plan

The Facilities Master Plan Update 2014 identifies eight development locations on the South Campus, but only two of these contain enough area unencumbered by utility easements to support a contiguous Fire Service Training Center. Of these, development in the large paved lot along South 74th Street was judged less desirable as it supports Bate's healthy truck operator program. The remaining site, along the west edge of the campus west of Building C, is constrained by major easements but nonetheless is of sufficient size to support the development.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:52AM

Project Number: 40000130

Project Title: Bates: Fire Service Training Center

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	40,937,000	243,040		2,558,960	38,135,000
	Total	40,937,000	243,040	0	2,558,960	38,135,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	1.0	4.0	4.0	4.0	4.0
001-1	General Fund-State	119,246	476,984	476,984	476,984	476,984
	Total	119,246	476,984	476,984	476,984	476,984

Narrative

54,700 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Feb-24). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
Agency	699	699
Version	S1-A	S1-A
Project Classification	*	All Project Classifications
Capital Project Number	40000130	40000130
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 2022

Agency	Bates Technical College
Project Name	Fire Service Training Center
OFM Project Number	40000130 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	54,700	MACC per Gross Square Foot	\$452
Usable Square Feet	40,500	Escalated MACC per Gross Square Foot	\$498
Alt Gross Unit of Measure			
Space Efficiency	74.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.95%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	2201 S 78th St, Tacoma WA 98409
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	August-20
Design Start	October-20	Design End	May-22
Construction Start	October-23	Construction End	April-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$35,991,121	Total Project Escalated	\$39,315,810
		Rounded Escalated Total	\$39,316,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$245,351		
Design Phase Services	\$1,245,993		
Extra Services	\$1,208,848		
Other Services	\$845,795		
Design Services Contingency	\$177,299		
Consultant Services Subtotal	\$3,723,286	Consultant Services Subtotal Escalated	\$3,830,917

Construction			
Maximum Allowable Construction Cost (MACC)	\$24,745,281	Maximum Allowable Construction Cost (MACC) Escalated	\$27,231,604
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,237,264		\$1,367,425
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,676,202	Sales Tax Escalated	\$2,945,700
Construction Subtotal	\$28,658,747	Construction Subtotal Escalated	\$31,544,729

Equipment			
Equipment	\$2,230,770		
Sales Tax	\$229,769		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,460,539	Equipment Subtotal Escalated	\$2,719,390

Artwork			
Artwork Subtotal	\$195,601	Artwork Subtotal Escalated	\$195,601

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$228,798		
Project Administration Subtotal	\$228,798	Project Administration Subtotal Escalated	\$252,868

Other Costs			
Other Costs Subtotal	\$724,149	Other Costs Subtotal Escalated	\$772,305

Project Cost Estimate			
Total Project	\$35,991,121	Total Project Escalated	\$39,315,810
		Rounded Escalated Total	\$39,316,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,830,917	\$2,048,058	\$1,782,859		\$0
Construction					
Construction Subtotal	\$31,544,729	\$0	\$31,544,729		\$0
Equipment					
Equipment Subtotal	\$2,719,390	\$0	\$2,719,390		\$0
Artwork					
Artwork Subtotal	\$195,601	\$19,560	\$176,041		\$0
Agency Project Administration					
Project Administration Subtotal	\$252,868	\$41,184	\$211,684		\$0
Other Costs					
Other Costs Subtotal	\$772,305	\$562,897	\$209,408		\$0
Project Cost Estimate					
Total Project	\$39,315,810	\$2,671,699	\$36,644,111	\$0	\$0
	\$39,316,000	\$2,672,000	\$36,644,000	\$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.)

This request is for construction phase funding.

Insert Row Here

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

The predesign and design work funding is appropriated. The predesign is complete and approved by OFM. Design work is underway.

Insert Row Here

What is planned with a future appropriation?

No future appropriations for this project are anticipated.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$27,262			
Environmental Analysis				
Predesign Study	\$218,089			
Other				
Insert Row Here				
Sub TOTAL	\$245,351	1.0000	\$245,351	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,245,993			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,245,993	1.0000	\$1,245,993	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$72,285			
Geotechnical Investigation	\$55,604			
Commissioning	\$27,803			
Site Survey	\$83,407			
Testing	\$55,604			
LEED Services	\$66,725			
Voice/Data Consultant	\$38,924			
Value Engineering	\$50,045			
Constructability Review	\$50,045			
Environmental Mitigation (EIS)				
Landscape Consultant	\$66,725			
ELCCA	\$55,604			
LCCT	\$83,407			
Reimburseables incl Reprographics prior to bid	\$27,803			
Advertising	\$2,224			
Traffic analysis	\$27,803			
Envelope Consultant	\$44,484			
Interior Design	\$11,121			
Acoustic Design	\$44,484			
Security Consultant	\$33,363			
Audio Visual Consultant	\$55,604			
Cost and Scheduling	\$61,165			
Value Engineering Participation	\$50,045			
Constructability Review Participation	\$44,484			
Environmental Graphics/Signage	\$5,561			
Lighting Consultant	\$38,924			
Materials/Equip/Lab Consultant	\$11,121			
Door Hardware Consultant	\$11,121			

SEPA/Land Use	\$33,363			
Insert Row Here				
Insert Row Here				
Sub TOTAL	\$1,208,848	1.0000	\$1,208,848	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$559,794			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Commissioning and Training	\$114,400			
LEED Reporting and Monitoring	\$57,200			
Reimburseables/Reprographics for bid and construction	\$28,601			
Construction Materials Testing	\$85,800			
Insert Row Here				
Sub TOTAL	\$845,795	1.1052	\$934,773	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$177,299			
Other				
Insert Row Here				
Sub TOTAL	\$177,299	1.1052	\$195,952	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,723,286		\$3,830,917	

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$595,215			
G20 - Site Improvements	\$1,791,042			
G30 - Site Mechanical Utilities	\$18,938			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$202,915			
15.8% lost buying power Dec-17 to Jun-22	\$412,081			
Insert Row Here				
Sub TOTAL	\$3,020,191	1.0665	\$3,221,034	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0665	\$0	
3) Facility Construction				
A10 - Foundations	\$775,599			
A20 - Basement Construction				
B10 - Superstructure	\$1,952,440			
B20 - Exterior Closure	\$3,160,285			
B30 - Roofing	\$650,137			
C10 - Interior Construction	\$1,390,232			
C20 - Stairs	\$94,693			
C30 - Interior Finishes	\$1,132,208			
D10 - Conveying	\$182,623			
D20 - Plumbing Systems	\$413,269			
D30 - HVAC Systems	\$2,543,190			
D40 - Fire Protection Systems	\$317,900			
D50 - Electrical Systems	\$2,259,110			
F10 - Special Construction	\$2,265,874			
F20 - Selective Demolition				
General Conditions	\$1,623,313			
15.8% lost buying power Dec-17 to Jun-22	\$2,964,217			
Insert Row Here				
Sub TOTAL	\$21,725,090	1.1052	\$24,010,570	
4) Maximum Allowable Construction Cost				

MACC Sub TOTAL **\$24,745,281**

\$452

\$27,231,604

\$498 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$1,237,264**

Other

Insert Row Here

Sub TOTAL \$1,237,264

1.1052

\$1,367,425

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.1052

\$0

9) Sales Tax

Sub TOTAL \$2,676,202

\$2,945,700

CONSTRUCTION CONTRACTS TOTAL \$28,658,747

\$31,544,729

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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$1,000,986			
E20 - Furnishings	\$686,391			
F10 - Special Construction				
IT Equip/computers/printers/theater	\$543,393			
Insert Row Here				
Sub TOTAL	\$2,230,770	1.1052	\$2,465,448	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1052	\$0	
3) Sales Tax				
Sub TOTAL	\$229,769		\$253,942	
EQUIPMENT TOTAL	\$2,460,539		\$2,719,390	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$195,601				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$195,601		NA	\$195,601	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Bates Facilities Management	\$228,798				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$228,798</i>				
PROJECT MANAGEMENT TOTAL	\$228,798		1.1052	\$252,868	

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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					
Permit and Plan Review Fees	\$562,897				
Concrete Sidewalk	\$40,710				
Driveway Entrance	\$79,304				
Curb Ramp	\$41,238				
Insert Row Here					
OTHER COSTS TOTAL	\$724,149		1.0665	\$772,305	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bates Technical College
Project Name	Fire Service Training Center
OFM Project Number	40000130 Infrastructure only (see separate C100 for Building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	54,700	MACC per Gross Square Foot	\$21
Usable Square Feet	40,500	Escalated MACC per Gross Square Foot	\$23
Alt Gross Unit of Measure			
Space Efficiency	74.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.14%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	2201 S 78th St, Tacoma WA 98409
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	August-20
Design Start	October-20	Design End	May-22
Construction Start	October-23	Construction End	April-25
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,524,315	Total Project Escalated	\$1,620,809
		Rounded Escalated Total	\$1,621,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$85,011		
Extra Services	\$44,484		
Other Services	\$38,193		
Design Services Contingency	\$8,384		
Consultant Services Subtotal	\$176,073	Consultant Services Subtotal Escalated	\$180,974

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,157,172	Maximum Allowable Construction Cost (MACC) Escalated	\$1,234,124
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$57,859		\$63,946
Non-Taxable Items	\$0		\$0
Sales Tax	\$125,148	Sales Tax Escalated	\$133,701
Construction Subtotal	\$1,340,179	Construction Subtotal Escalated	\$1,431,771

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

Artwork			
Artwork Subtotal	\$8,064	Artwork Subtotal Escalated	\$8,064

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$1,524,315	Total Project Escalated	\$1,620,809
		Rounded Escalated Total	\$1,621,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$180,974	\$129,495	\$51,479		\$0
Construction					
Construction Subtotal	\$1,431,771		\$1,431,771		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$8,064	\$806	\$7,258		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,620,809	\$130,301	\$1,490,508	\$0	\$0
	\$1,621,000	\$130,000	\$1,491,000	\$0	\$0
Percentage requested as a new appropriation			92%		

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

This request is for construction phase funding.

Insert Row Here

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

The predesign and design work funding is appropriated. The predesign is complete and approved by OFM. Design work is underway.

Insert Row Here

What is planned with a future appropriation?

No future appropriations for this project are anticipated.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$85,011			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$85,011	1.0000	\$85,011	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$44,484			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$44,484	1.0000	\$44,484	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$38,193			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$38,193	1.1052	\$42,212	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$8,384			
Other				
Insert Row Here				
Sub TOTAL	\$8,384	1.1052	\$9,267	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$176,073	\$180,974

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$9,469			
G20 - Site Improvements	\$3,382			
G30 - Site Mechanical Utilities	\$533,259			
G40 - Site Electrical Utilities	\$453,175			
G60 - Other Site Construction				
15.8% lost buying power Dec-17 to Jun-22	\$157,887			
Insert Row Here				
Sub TOTAL	\$1,157,172	1.0665	\$1,234,124	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0665	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.1052	\$0	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$1,157,172		\$1,234,124	
	\$21		\$23 per GSF	

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7) Owner Construction Contingency

Allowance for Change Orders	\$57,859		
Other			
Insert Row Here			
Sub TOTAL	\$57,859	1.1052	\$63,946

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.1052	\$0

9) Sales Tax

Sub TOTAL	\$125,148		\$133,701
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CONSTRUCTION CONTRACTS TOTAL	\$1,340,179		\$1,431,771
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Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1052	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1052	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$8,064				
Other					
Insert Row Here					
ARTWORK TOTAL	\$8,064		NA	\$8,064	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1052	\$0	

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					
OTHER COSTS TOTAL	\$0		1.0665	\$0	

Green cells must be filled in by user

C-100(2022)
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: Bates Technical College: Fire Service Training Facility

OFM project number: 40000130 **Legislative district(s):** 27, 29

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:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>August 2020</i>	<i>September 2021</i>
Fire Service Program	Fire Service Program	Fire Service Program	Fire Service Program

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/6/2022 8:19AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 10

Project Summary

Construct a new 21,757 GSF Innovation and Technology Learning Center to 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

The following 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.

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 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. 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 21,757 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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/6/2022 8:19AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

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 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 veterans 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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/6/2022 8:19AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

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.

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 C 100]

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. [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) Use natural gas instead of electricity for heating
- 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).

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.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/6/2022 8:19AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Description

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Veterans make up 19% of Kitsap County and 17% of Mason County. In addition, there are also partnerships with local K -12 schools allowing younger students to participate in services such as Running Start and Upward Bound. Moreover, 25% of Olympics' student body are non-white or students of color who can benefit from STEM offerings along with the "Guided Pathways" approach.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

This project has no foreseeable unintended negative consequences. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: Bremerton

County: Kitsap

Legislative District: 026

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 new building aligns with the college's Facilities Master Plan and is identified as their first capital priority for a major project.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	30,230,000		18,900	2,533,100	27,678,000
147-6	HE Plant Accounts-Non-Appropriate	800,000				800,000
	Total	31,030,000	0	18,900	2,533,100	28,478,000
			Future Fiscal Periods			
			<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/6/2022 8:19AM

Project Number: 40000103

Project Title: Olympic Innovation and Technology Learning Center

Funding

		Future Fiscal Periods			
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>
057-1	State Bldg Constr-State				
147-6	HE Plant Accounts-Non-Appropriate				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>	<u>FY 2030</u>
FTE	Full Time Employee	0.9	1.6	1.6	1.6	1.6
001-1	General Fund-State	110,671	189,721	189,721	189,721	189,721
	Total	110,671	189,721	189,721	189,721	189,721

Narrative

21,757 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Dec-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

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	djennings@sbctc.edu

Statistics

Gross Square Feet	21,757	MACC per Gross Square Foot	\$819
Usable Square Feet	14,142	Escalated MACC per Gross Square Foot	\$937
Alt Gross Unit of Measure			
Space Efficiency	65.0%	A/E Fee Class	B
Construction Type	College classroom facility	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	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.20%	Location Used for Tax Rate	Chester Ave, Bremerton
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	
Project Administered By	DES		

Schedule

Predesign Start	July-19	Predesign End	July-22
Design Start	August-22	Design End	June-24
Construction Start	August-24	Construction End	December-25
Construction Duration	16 Months		

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Project Cost Estimate

Total Project	\$27,206,570	Total Project Escalated	\$30,843,040
		Rounded Escalated Total	\$30,843,000

Cost Estimate Summary

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$946,678		
Extra Services	\$1,753,077		
Other Services	\$1,194,938		
Design Services Contingency	\$194,735		
Consultant Services Subtotal	\$4,089,428	Consultant Services Subtotal Escalated	\$4,435,387

Construction			
Maximum Allowable Construction Cost (MACC)	\$17,826,251	Maximum Allowable Construction Cost (MACC) Escalated	\$20,386,768
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$891,313		\$1,020,910
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,722,016	Sales Tax Escalated	\$1,969,506
Construction Subtotal	\$20,439,579	Construction Subtotal Escalated	\$23,377,184

Equipment			
Equipment	\$1,763,522		
Sales Tax	\$162,244		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,925,766	Equipment Subtotal Escalated	\$2,205,774

Artwork			
Artwork Subtotal	\$149,468	Artwork Subtotal Escalated	\$149,468

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$194,508		
Project Administration Subtotal	\$194,508	Project Administration Subtotal Escalated	\$222,790

Other Costs			
Other Costs Subtotal	\$407,821	Other Costs Subtotal Escalated	\$452,437

Project Cost Estimate			
Total Project	\$27,206,570	Total Project Escalated	\$30,843,040
		Rounded Escalated Total	\$30,843,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,435,387	\$2,084,617	\$2,350,770		\$0
Construction					
Construction Subtotal	\$23,377,184	\$0	\$23,377,184		\$0
Equipment					
Equipment Subtotal	\$2,205,774	\$0	\$2,205,774		\$0
Artwork					
Artwork Subtotal	\$149,468	\$14,946	\$134,522		\$0
Agency Project Administration					
Project Administration Subtotal	\$222,790	\$0	\$222,790		\$0
Other Costs					
Other Costs Subtotal	\$452,437	\$452,437	\$0		\$0
Project Cost Estimate					
Total Project	\$30,843,040	\$2,552,000	\$28,291,040	\$0	\$0
	\$30,843,000	\$2,552,000	\$28,291,000	\$0	\$0
Percentage requested as a new appropriation			92%		

What is planned for the requested new appropriation? (Ex. Acquisition and design, phase 1 construction, etc.)
 The requested new appropriation funding will be used for the construction phase of the project.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 Predesign work is nearly complete. The college will proceed with design once the predesign is approved to be ready for construction when funding is appropriated.
 Insert Row Here

What is planned with a future appropriation?
 No further appropriations are anticipated 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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0080	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$946,678			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$946,678	1.0533	\$997,137	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$151,549			
Geotechnical Investigation	\$28,338			
Commissioning	\$34,005			
Site Survey	\$22,670			
Testing	\$90,680			
LEED Services	\$238,035			
Voice/Data Consultant	\$27,057			
Value Engineering	\$45,340			
Constructability Review	\$45,340			
Environmental Mitigation (EIS)				
Landscape Consultant	\$149,622			
Security Consultant	\$19,950			
DAHP - Historic Inventory Report				
Lighting Consultant	\$62,343			
Documentation Reproduction during design				
Acoustical Consultant	\$52,028			
VE Participation of Design Team	\$39,673			
Constructability Review Participation of Design Team	\$36,386			
Document repro for VE and CR	\$11,335			
Lab equipment planning consultant	\$178,130			
Audio/visual consultant	\$14,339			
Site electrical/campus primary power				
Storm drainage analysis & report	\$13,863			
Street frontage improvements	\$48,628			
ELCCA				
Interior design consultant	\$90,680			
Graphics and signing consultant	\$43,640			

Art work design coordination	\$13,602			
Building performance analysis	\$75,945			
EO 13-03 (LCCA) for design	\$34,005			
SEPA Services	\$13,602			
NPDES Design Services				
Programming Confirmation (prior to SD)	\$22,670			
Enhanced CA	\$113,350			Architect, Site Design, Lighting
Quality Assurance / Quality Control	\$36,272			
Insert Row Here				
Sub TOTAL	\$1,753,077	1.0533	\$1,846,517	Escalated to Mid-Design

4) Other Services

Bid/Construction/Closeout	\$425,319			31% of A/E Basic Services
HVAC Balancing	\$34,005			
Staffing				
Commissioning and Training A/E Participation	\$113,350			
Record Documents	\$62,343			
Roof/Building Envelope Inspection	\$85,013			
Art Installation coordination	\$6,801			
Advertising	\$3,401			
Reimbursables - after bid	\$7,935			
Geotechnical Construction Services	\$34,005			
Testing and Inspection	\$56,675			
Building Envelope (WAB) Testing	\$56,675			
Haz Mat Monitoring and Inspections	\$5,668			
Document Reproduction for base bid and construction	\$37,406			
Executive Order 13-03 (LCCA) after construction	\$28,338			
Arborist Inspection and Monitoring				
Accessibility Review Consultant	\$31,172			
Building Envelope Design Consultant	\$19,157			
Sustainability Charrette Facilitation	\$32,022			
Post-Occupancy Mech. & Elec.	\$6,235			
Renderings and Models Allowance	\$36,068			
Reimbursable Expense Allowance	\$113,350			
Sub TOTAL	\$1,194,938	1.1454	\$1,368,683	Escalated to Mid-Const.

5) Design Services Contingency

Design Services Contingency	\$194,735			
Other				
Insert Row Here				
Sub TOTAL	\$194,735	1.1454	\$223,050	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$4,089,428		\$4,435,387	
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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$91,814				
G20 - Site Improvements	\$552,015				
G30 - Site Mechanical Utilities	\$102,015				
G40 - Site Electrical Utilities	\$70,277				
G60 - Other Site Construction					
Other					
Demolition	\$56,675				
Sub TOTAL	\$872,796		1.1094	\$968,280	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1094	\$0	
3) Facility Construction					
A10 - Foundations	\$965,742				
A20 - Basement Construction					
B10 - Superstructure	\$1,778,462				
B20 - Exterior Closure	\$2,695,463				
B30 - Roofing	\$420,529				
C10 - Interior Construction	\$1,063,223				
C20 - Stairs	\$80,479				
C30 - Interior Finishes	\$759,445				
D10 - Conveying	\$134,887				
D20 - Plumbing Systems	\$386,524				
D30 - HVAC Systems	\$1,634,507				
D40 - Fire Protection Systems	\$149,622				
D50 - Electrical Systems	\$1,618,638				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,427,077				
E10 - Equipment installed by contractor	\$170,025				
E20 - Furnishings installed by contractor	\$213,098				
Contractor's Overhead and Profit	\$1,142,568				
15.8% lost buying power Dec-17 to Jun-22	\$2,313,166				

Sub TOTAL	\$16,953,455	1.1454	\$19,418,488
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4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$17,826,251	\$20,386,768
	\$819	\$937 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$891,313		
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Other			
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Sub TOTAL	\$891,313	1.1454	\$1,020,910
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8) Non-Taxable Items

Other			
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Sub TOTAL	\$0	1.1454	\$0
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9) Sales Tax

Sub TOTAL	\$1,722,016	\$1,969,506
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CONSTRUCTION CONTRACTS TOTAL	\$20,439,579	\$23,377,184
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$389,013				
E20 - Furnishings	\$1,296,706				
F10 - Special Construction					
Interior/Exterior Signage	\$77,803				
Insert Row Here					
Sub TOTAL	\$1,763,522		1.1454	\$2,019,939	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1454	\$0	
3) Sales Tax					
Sub TOTAL	\$162,244			\$185,835	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$1,925,766			\$2,205,774	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$153,468				0.5% of total project cost for new and renewal construction
Deduct for local funding	-\$4,000				Local funding \$800,000
Insert Row Here					
ARTWORK TOTAL	\$149,468		NA	\$149,468	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Construction coordination	\$194,508				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$194,508</i>				
PROJECT MANAGEMENT TOTAL	\$194,508		1.1454	\$222,790	

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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					
LEED Registration / Certification fees	\$5,837				
Permit Review Fees	\$226,925				
Tree Mitigation Fees	\$45,386				
City of Bremerton Transportation Impact Fees	\$129,673				
Other					
OTHER COSTS TOTAL	\$407,821		1.1094	\$452,437	

Green cells must be filled in by user

C-100(2022)
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:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2018</i>	<i>Pending</i>	<i>September 2021</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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:47PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 17

Project Summary

The project will construct a new 52,000 gross square feet (GSF) facility on the college campus.

Project Description

The following 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.

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, WCC 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:47PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

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 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 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-demand 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 in order 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]

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:47PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

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 in the mid-term development 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 C 100]

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. [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) 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) 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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:47PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

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).

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 provide dedicated space to Workforce Education and Adult Basic Education to meet the demands of older students returning to school or changing careers.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

This project will address the demand for more resources dedicated to the two fastest growing industries; Engineering and Computer Science. The project addresses equity by avoiding placing caps on in -demand and needed technology program areas and by providing both an academic and physical pathway from basic education to a bachelor's of applied science degree.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The project expands access and involvement for our under -represented community has no foreseeable unintended negative consequences. Should there be an unforeseen unintended negative consequence, we will continue to follow Governor Inslee's Executive Order 21-20, and "take all reasonable action to avoid, minimize or mitigate adverse effects to archeological and historic archaeological sites, historic buildings/structures, traditional cultural places, sacred sites or other cultural resources."

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

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: Bellingham

County: Whatcom

Legislative District: 042

Project Type

New Facilities/Additions (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 1:47PM

Project Number: 40000137

Project Title: Whatcom: Technology and Engineering Center

Description

Growth Management impacts

No growth management impacts are anticipated.

New Facility: No

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	39,981,000				39,981,000
	Total	39,981,000	0	0	0	39,981,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.6	3.8	3.8	3.8	3.8
001-1	General Fund-State	75,573	453,440	453,440	453,440	453,440
	Total	75,573	453,440	453,440	453,440	453,440

Narrative

52,000 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (May-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Whatcom Community College
Project Name	Technology and Engineering Center
OFM Project Number	40000137

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	52,000	MACC per Gross Square Foot	\$449
Usable Square Feet	35,845	Escalated MACC per Gross Square Foot	\$503
Alt Gross Unit of Measure			
Space Efficiency	68.9%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	7.02%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	237 W Kellogg Rd, Bellingham, WA 98226
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	December-23	Design End	October-25
Construction Start	December-23	Construction End	October-25
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$35,750,855	Total Project Escalated	\$39,981,198
		Rounded Escalated Total	\$39,981,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$376,660		
Design Phase Services	\$0		
Extra Services	\$244,902		
Other Services	\$314,869		
Design Services Contingency	\$46,822		
Consultant Services Subtotal	\$983,253	Consultant Services Subtotal Escalated	\$1,085,745

Construction			
Maximum Allowable Construction Cost (MACC)	\$23,371,995	Maximum Allowable Construction Cost (MACC) Escalated	\$26,159,507
DB-Progressive Risk Contingencies	\$605,181		\$679,437
DB-Progressive Management	\$3,350,981		\$3,762,147
Owner Construction Contingency	\$1,168,600		\$1,311,987
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,507,715	Sales Tax Escalated	\$2,808,351
Construction Subtotal	\$31,004,471	Construction Subtotal Escalated	\$34,721,429

Equipment			
Equipment	\$2,403,893		
Sales Tax	\$211,543		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,615,436	Equipment Subtotal Escalated	\$2,936,350

Artwork			
Artwork Subtotal	\$198,911	Artwork Subtotal Escalated	\$198,911

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$400,280		
Project Administration Subtotal	\$400,280	Project Administration Subtotal Escalated	\$449,395

Other Costs			
Other Costs Subtotal	\$548,504	Other Costs Subtotal Escalated	\$589,368

Project Cost Estimate			
Total Project	\$35,750,855	Total Project Escalated	\$39,981,198
		Rounded Escalated Total	\$39,981,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$1,085,745		\$1,085,745		\$0
Construction					
Construction Subtotal	\$34,721,429		\$34,721,429		\$0
Equipment					
Equipment Subtotal	\$2,936,350		\$2,936,350		\$0
Artwork					
Artwork Subtotal	\$198,911		\$198,911		\$0
Agency Project Administration					
Project Administration Subtotal	\$449,395		\$449,395		\$0
Other Costs					
Other Costs Subtotal	\$589,368		\$589,368		\$0
Project Cost Estimate					
Total Project	\$39,981,198	\$0	\$39,981,198	\$0	\$0
	\$39,981,000	\$0	\$39,981,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$45,656			
Environmental Analysis	\$45,656			
Predesign Study	\$285,348			
Other				
Insert Row Here				
Sub TOTAL	\$376,660	1.0745	\$404,722	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,188,697			69% of A/E Basic Services
Zero-out A/E Basic Design Services	-\$1,188,697			
Insert Row Here				
Sub TOTAL	\$0	1.1227	\$0	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant	\$91,312			
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)	\$22,828			
Landscape Consultant				
Wetlands Consultant	\$28,535			
Interior Design/FF&E Support	\$21,148			
Independent Cost estimating	\$45,656			
Honorarium	\$31,722			
RFP Advertising	\$3,701			
Insert Row Here				
Sub TOTAL	\$244,902	1.1227	\$274,952	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$534,052			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Geotech Services	\$31,722			
Materials Testing	\$116,312			
Independent Commissioning	\$126,886			
Reimbursables for Bid & CA/CO	\$39,949			
Zero-out Bid/Const./Closeout	-\$534,052			
Sub TOTAL	\$314,869	1.1227	\$353,504	Escalated to Mid-Const.

5) Design Services Contingency				
Design Services Contingency	\$46,822			
Other				
Insert Row Here				
Sub TOTAL	\$46,822	1.1227	\$52,567	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$983,253		\$1,085,745	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$528,691			
G20 - Site Improvements	\$748,047			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$87,888			
Contractors O & P	\$91,278			
15.8% lost buying power Dec-17 to Jun-22 less prevailing wage increase in items above	\$208,677			
Insert Row Here				
Sub TOTAL	\$1,664,581	1.0745	\$1,788,593	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0745	\$0	
3) Facility Construction				
A10 - Foundations	\$575,824			
A20 - Basement Construction				
B10 - Superstructure	\$993,799			
B20 - Exterior Closure	\$2,699,049			
B30 - Roofing	\$577,670			
C10 - Interior Construction	\$1,594,524			
C20 - Stairs	\$182,681			
C30 - Interior Finishes	\$1,594,524			
D10 - Conveying	\$233,985			
D20 - Plumbing Systems	\$685,520			
D30 - HVAC Systems	\$3,264,381			
D40 - Fire Protection Systems	\$326,439			
D50 - Electrical Systems	\$3,212,903			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,406,195			
Built-In Fixtures and Equipment	\$678,991			
Contractors O & P	\$1,442,063			

15.8% lost buying power Dec-17 to Jun-22 less prevailing wage increase in items above	\$2,238,866			
Insert Row Here				
Sub TOTAL	\$21,707,414	1.1227	\$24,370,914	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$23,371,995		\$26,159,507	
	\$449		\$503 per GSF	
5) GCCM Risk Contingency				
GCCM Risk Contingency	\$605,181			
Other				
Insert Row Here				
Sub TOTAL	\$605,181	1.1227	\$679,437	
6) GCCM or Design Build Costs				
GCCM Fee				
Bid General Conditions				
GCCM Preconstruction Services				
DB Team Fee	\$605,181			
Design Cost DB	\$2,745,800			\$271,278
Insert Row Here				
Sub TOTAL	\$3,350,981	1.1227	\$3,762,147	
7) Owner Construction Contingency				
Allowance for Change Orders	\$1,168,600			
Other				
Insert Row Here				
Sub TOTAL	\$1,168,600	1.1227	\$1,311,987	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1227	\$0	
9) Sales Tax				
Sub TOTAL	\$2,507,715		\$2,808,351	
CONSTRUCTION CONTRACTS TOTAL	\$31,004,471		\$34,721,429	

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$1,441,126				
E20 - Furnishings	\$962,767				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$2,403,893		1.1227	\$2,698,851	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1227	\$0	
3) Sales Tax					
Sub TOTAL	\$211,543			\$237,499	
EQUIPMENT TOTAL					
	\$2,615,436			\$2,936,350	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$198,911				
Other					
Insert Row Here					
ARTWORK TOTAL	\$198,911		NA	\$198,911	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$355,280				
Student Involvement (DEI)	\$45,000				
<i>Subtotal of Other</i>	<i>\$400,280</i>				
PROJECT MANAGEMENT TOTAL	\$400,280		1.1227	\$449,395	

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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					
Permitting and Fees	\$182,623				
Traffic Improvement Fees (TIF)	\$63,443				
DB Final Audit Services	\$31,722				
Public Trail Development Cost	\$270,716				2nd half of trail. 1st half required for LRC project 30000138.
Insert Row Here					\$290,884
OTHER COSTS TOTAL	\$548,504		1.0745	\$589,368	

Green cells must be filled in by user

C-100(2022)
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: 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.

College Proposal	Design-Build funding request	Predesign to OFM
<i>December 2017</i>	<i>September 2021</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	

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:30PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 18

Project Summary

Construct a new 61,600 gross square foot building on the Cascadia campus.

Project Description

The following 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.

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.

In order 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 new 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 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

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:30PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

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:

- > 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 projects is to be funded through general obligation bonds appropriated through the state's capital budget.

Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

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Date Run: 9/1/2022 1:30PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

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.

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-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 C 100]

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.

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:

699 - Community and Technical College System Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:30PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

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).

Cascadia is located in a diverse area of King County. It also has a fairly diverse student population with student of color making up 30% 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The Guided Pathways program is designed to support students who need assistance in college retention and completion. It provides these services to students in need or have been historically excluded. Cascadia has not had an adequate facility to support Guided Pathways to the fullest. Their current space is too small, not collaborative, not accessible and not inviting. This “Gateway” building will solve these issues.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The existing “student services” support offices create many barriers. There is not an adequate entry/welcome center. Services are not centralized. The existing spaces are too small to collaborate. There is not a sense of community and inclusion needed to support Guided Pathways. Cascadia will be very challenged if this project is not funded.

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

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

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

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Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Description

Growth Management impacts

No growth management impacts are anticipated.

New Facility: No

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	41,232,000			3,096,000	38,136,000
	Total	41,232,000	0	0	3,096,000	38,136,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/1/2022 1:30PM

Project Number: 40000222

Project Title: Cascadia: CC5 Gateway building

Operating Impacts

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.7	2.7	2.7	2.7	2.7
001-1	General Fund-State	81,096	324,384	324,384	324,384	324,384
	Total	81,096	324,384	324,384	324,384	324,384

Narrative

37,200 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Apr-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Cascadia Community College
Project Name	CC5 Gateway Building
OFM Project Number	40000222 with predesign information

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	37,200	MACC per Gross Square Foot	\$679
Usable Square Feet	24,230	Escalated MACC per Gross Square Foot	\$746
Alt Gross Unit of Measure			
Space Efficiency	65.1%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.93%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	GCCM	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	18345 Campus Way NE, Bothell WA 98011
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	March-22	Predesign End	July-22
Design Start	August-22	Design End	July-23
Construction Start	September-23	Construction End	March-25
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$37,724,690	Total Project Escalated	\$41,232,061
		Rounded Escalated Total	\$41,232,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$250,000		
Design Phase Services	\$1,268,280		
Extra Services	\$1,040,000		
Other Services	\$967,182		
Design Services Contingency	\$176,273		
Consultant Services Subtotal	\$3,701,736	Consultant Services Subtotal Escalated	\$3,888,595

Construction			
Maximum Allowable Construction Cost (MACC)	\$25,260,601	Maximum Allowable Construction Cost (MACC) Escalated	\$27,750,221
GCCM Risk Contingencies	\$616,169		\$678,094
GCCM Management	\$1,742,464		\$1,917,582
Owner Construction Contingency	\$1,263,030		\$1,389,965
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,917,109	Sales Tax Escalated	\$3,205,322
Construction Subtotal	\$31,799,373	Construction Subtotal Escalated	\$34,941,184

Equipment			
Equipment	\$1,009,891		
Sales Tax	\$101,999		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,111,890	Equipment Subtotal Escalated	\$1,223,636

Artwork			
Artwork Subtotal	\$205,135	Artwork Subtotal Escalated	\$205,135

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$284,000		
Project Administration Subtotal	\$284,000	Project Administration Subtotal Escalated	\$312,542

Other Costs			
Other Costs Subtotal	\$622,557	Other Costs Subtotal Escalated	\$660,969

Project Cost Estimate			
Total Project	\$37,724,690	Total Project Escalated	\$41,232,061
		Rounded Escalated Total	\$41,232,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0	\$0	\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,888,595	\$2,206,523	\$1,682,072		\$0
Construction					
Construction Subtotal	\$34,941,184	\$0	\$34,941,184		\$0
Equipment					
Equipment Subtotal	\$1,223,636	\$0	\$1,223,636		\$0
Artwork					
Artwork Subtotal	\$205,135	\$20,513	\$184,622		\$0
Agency Project Administration					
Project Administration Subtotal	\$312,542	\$207,995	\$104,547		\$0
Other Costs					
Other Costs Subtotal	\$660,969	\$660,969			\$0
Project Cost Estimate					
Total Project	\$41,232,061	\$3,096,000	\$38,136,061	\$0	\$0
	\$41,232,000	\$3,096,000	\$38,136,000	\$0	\$0
Percentage requested as a new appropriation			92%		

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

This appropriation request will fund the construction phase of the Gateway Building project.

Insert Row Here

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

Pre-design is complete and approved by OFM. Design work is underway to prepare for construction.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$250,000			
Other				
Insert Row Here				
Sub TOTAL	\$250,000	1.0080	\$252,000	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,268,280			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,268,280	1.0303	\$1,306,710	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$60,000			
Geotechnical Investigation	\$50,000			
Commissioning	\$20,000			
Site Survey	\$30,000			
Testing				
LEED Services	\$65,000			
Voice/Data Consultant	\$38,000			
Value Engineering	\$50,000			
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$65,000			
ELCCA	\$55,000			
LCCT	\$82,000			
Advertising				
Traffic Analysis	\$15,000			
Envelope Consultant	\$50,000			
Interior Design	\$20,000			
Acoustic Design	\$40,000			
Audio Visual Consulting	\$25,000			
Cost Consulting	\$60,000			
Value Engineering Participation	\$45,000			
Constructability Review Participation	\$40,000			
Environmental Graphics/Signage	\$10,000			
Lighting Consultant	\$20,000			
Materials/Equip/Lab Consultant				
Door Hardware Consultant	\$10,000			
SEPA/Land Use	\$15,000			
GC/CM Selection & Process	\$75,000			
FF&E Selection and Procurement	\$45,000			

Accessibility Consultant	\$30,000			
Reimbursables	\$25,000			
Insert Row Here				
Sub TOTAL	\$1,040,000	1.0303	\$1,071,512	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$569,807			31% of A/E Basic Services
HVAC Balancing				
Staffing				
A/E Basic Services GC/CM Adjustment	\$25,375			
Commissioning & Training	\$90,000			
LEED Reporting/Monitoring	\$70,000			
Construction Materials Testing	\$82,000			
Enhanced CA	\$85,000			
Reimbursables	\$10,000			
Construction Audit Consultant	\$35,000			
Insert Row Here				
Sub TOTAL	\$967,182	1.1005	\$1,064,384	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$176,273			
Other				
Insert Row Here				
Sub TOTAL	\$176,273	1.1005	\$193,989	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,701,736		\$3,888,595	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$306,982			
G20 - Site Improvements	\$399,878			
G30 - Site Mechanical Utilities	\$252,821			
G40 - Site Electrical Utilities	\$305,031			
G60 - Other Site Construction				
Insert Row Here				
Sub TOTAL	\$1,264,712	1.0617	\$1,342,745	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0617	\$0	
3) Facility Construction				
A10 - Foundations	\$925,940			
A20 - Basement Construction				
B10 - Superstructure	\$4,557,188			
B20 - Exterior Closure	\$2,519,323			
B30 - Roofing	\$655,036			
C10 - Interior Construction	\$1,532,264			
C20 - Stairs	\$272,400			
C30 - Interior Finishes	\$1,188,387			
D10 - Conveying	\$308,720			
D20 - Plumbing Systems	\$470,333			
D30 - HVAC Systems	\$2,911,922			
D40 - Fire Protection Systems	\$266,007			
D50 - Electrical Systems	\$3,291,851			
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions	\$1,689,767			
Estimating Contingency				
Negotiated Support Services	\$1,375,084			
15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage Increase in line items above	\$2,031,667			
Insert Row Here				

Sub TOTAL		\$23,995,889	1.1005	\$26,407,476
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL		\$25,260,601		\$27,750,221
		\$679		\$746 per GSF
5) GCCM Risk Contingency				
GCCM Risk Contingency		\$616,169		
Other				
Insert Row Here				
Sub TOTAL		\$616,169	1.1005	\$678,094
6) GCCM or Design Build Costs				
GCCM Fee		\$1,210,999		
Bid General Conditions				
GCCM Preconstruction Services		\$150,000		
Bonds and Insurance		\$381,465		
Insert Row Here				
Sub TOTAL		\$1,742,464	1.1005	\$1,917,582
7) Owner Construction Contingency				
Allowance for Change Orders		\$1,263,030		
Other				
Insert Row Here				
Sub TOTAL		\$1,263,030	1.1005	\$1,389,965
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL		\$0	1.1005	\$0
9) Sales Tax				
Sub TOTAL		\$2,917,109		\$3,205,322
CONSTRUCTION CONTRACTS TOTAL		\$31,799,373		\$34,941,184

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$141,875				
E20 - Furnishings	\$233,016				
F10 - Special Construction					
IT Equip/computers/printers	\$200,000				
Furniture	\$435,000				
Insert Row Here					
Sub TOTAL	\$1,009,891		1.1005	\$1,111,386	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1005	\$0	
3) Sales Tax					
Sub TOTAL	\$101,999			\$112,250	
EQUIPMENT TOTAL					
	\$1,111,890			\$1,223,636	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$205,135				
Other					
Insert Row Here					
ARTWORK TOTAL	\$205,135		NA	\$205,135	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Cascadia PM Consultant-predesign	\$52,000				
Cascadia PM Consultant-design	\$137,000				
Cascadia PM Consultant-construction	\$95,000				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$284,000</i>				
PROJECT MANAGEMENT TOTAL	\$284,000		1.1005	\$312,542	

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 Fees					
Permit & Plan Review Fees	\$242,930				
Land Use and Planning Fees	\$12,775				
Technology Fee	\$12,785				
Impact Fees					
Fire Impact Fee	\$8,185				
Traffic Impact Fee	\$171,936				
County Transportation Mitigation Fee	\$3,500				
Park Impact Fee	\$40,551				
Public Works Fees					
Grading Permit	\$4,557				
Water Service Permit	\$2,011				
Sewer Permit	\$2,676				
Stormwater Permit	\$4,858				
Additional Fees	\$688				
Technology Fee	\$706				
Water/Sewer/Storm Facility Charges	\$109,595				
Traffic Concurrency	\$4,804				
Insert Row Here					
OTHER COSTS TOTAL	\$622,557		1.0617	\$660,969	

Green cells must be filled in by user

C-100(2022)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Form C-100 does not include GC/CM costs below the MACC when calculating A/E Basic Services fees. As costs paid to the builder necessary to construct the building they should be included. "A/E Basic Services GC/CM adjustment" reflects the additional fee at an adjusted rate to compensate for this omission.

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:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase request
<i>December 2017</i>	<i>September 2020</i>	<i>August 2022</i>	<i>August 2022</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 18th, 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:

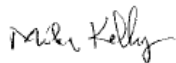
Cascadia College’s Board of Trustees approves 1) reducing the CC5-Gateway Building project from 61,600 GSF to approximately 36,000 GSF and; 2) changing building programming as described.

Action:

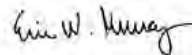
Chair Mike Kelly asks for motion to approve the above recommendation to approve 1) reducing the CC5-Gateway Building project from 61,600 GSF to approximately 36,000 GSF and; 2) changing building programming as described. Trustee Janet McDaniel makes a motion, Trustee Meghan Quint seconds the motion, 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:10AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 19

Project Summary

The project will renovate 4,072 gross square feet (GSF) and add 44,974 GSF to the existing library and student services facility (Lynnwood Hall).

Project Description

The following 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 predesign is available upon request.

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 located 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.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:10AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

Therefore, it is essential that our campus accommodates not only increased enrollment, but better serve 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.

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 4,072 gross square feet (GSF) and add 44,974 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

699 - Community and Technical College System Capital Project Request

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:10AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Description

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 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 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.

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 C 100]

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.

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

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

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Project Title: Edmonds: Triton Learning Commons

Description

- 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

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Snohomish County’s diversity demographics show around 70% percent white population and 30% people of color. Edmonds College is more diverse with 55% white and 45% people of color student ratio. Edmonds straddles King County and benefits from the racial diversity of its neighboring county. Its minority population is growing which now presents a critical time to meet the diversity and equity goals of college and promote the need for a learning “common” area that can be the “heart” of campus.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

It’s important to have a shared learning space that will allow students and families to be safe, comfortable and transparent and will also create a sense of “belonging” for students who have been historically underrepresented. This is currently not in place to the degree that is offered from this project.

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

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 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

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

Expenditures

2023-25 Fiscal Period

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:10AM

Project Number: 40000114

Project Title: Edmonds: Triton Learning Commons

Funding

<u>Acct Code</u>	<u>Account Title</u>	<u>Estimated Total</u>	<u>Prior Biennium</u>	<u>Current Biennium</u>	<u>Reapprops</u>	<u>New Approps</u>
057-1	State Bldg Constr-State	44,013,000		165,918	3,490,082	40,357,000
	Total	44,013,000	0	165,918	3,490,082	40,357,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

<u>Acct Code</u>	<u>Account Title</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>	<u>FY 2029</u>
FTE	Full Time Employee	1.3	3.2	3.2	3.2	3.2
001-1	General Fund-State	163,406	392,173	392,173	392,173	392,173
	Total	163,406	392,173	392,173	392,173	392,173

Narrative

44,974 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Feb-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

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<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Edmonds Community College
Project Name	Triton Learning Commons
OFM Project Number	40000114 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	49,046	MACC per Gross Square Foot	\$513
Usable Square Feet	32,370	Escalated MACC per Gross Square Foot	\$563
Alt Gross Unit of Measure			
Space Efficiency	66.0%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	6.93%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.60%	Location Used for Tax Rate	20212 68th Ave W, Lynnwood WA 98036
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	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-23
Construction Start	September-23	Construction End	February-25
Construction Duration	17 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$38,253,454	Total Project Escalated	\$41,682,835
		Rounded Escalated Total	\$41,683,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$279,085		
Design Phase Services	\$1,709,639		
Extra Services	\$1,421,677		
Other Services	\$1,020,801		
Design Services Contingency	\$221,560		
Consultant Services Subtotal	\$4,652,762	Consultant Services Subtotal Escalated	\$4,863,753

Construction			
Maximum Allowable Construction Cost (MACC)	\$25,137,832	Maximum Allowable Construction Cost (MACC) Escalated	\$27,598,899
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,256,892		\$1,380,696
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,797,841	Sales Tax Escalated	\$3,071,837
Construction Subtotal	\$29,192,564	Construction Subtotal Escalated	\$32,051,432

Equipment			
Equipment	\$2,268,767		
Sales Tax	\$240,489		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,509,256	Equipment Subtotal Escalated	\$2,756,419

Artwork			
Artwork Subtotal	\$207,377	Artwork Subtotal Escalated	\$207,377

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$217,226		
Project Administration Subtotal	\$217,226	Project Administration Subtotal Escalated	\$238,623

Other Costs			
Other Costs Subtotal	\$1,474,268	Other Costs Subtotal Escalated	\$1,565,231

Project Cost Estimate			
Total Project	\$38,253,454	Total Project Escalated	\$41,682,835
		Rounded Escalated Total	\$41,683,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$4,863,753	\$1,880,036	\$2,983,717		\$0
Construction					
Construction Subtotal	\$32,051,432		\$32,051,432		\$0
Equipment					
Equipment Subtotal	\$2,756,419		\$2,756,419		\$0
Artwork					
Artwork Subtotal	\$207,377	\$20,737	\$186,640		\$0
Agency Project Administration					
Project Administration Subtotal	\$238,623		\$238,623		\$0
Other Costs					
Other Costs Subtotal	\$1,565,231	\$1,565,231	\$0		\$0
Project Cost Estimate					
Total Project	\$41,682,835	\$3,466,004	\$38,216,831	\$0	\$0
	\$41,683,000	\$3,466,000	\$38,217,000	\$0	\$0
			92%		
Percentage requested as a new appropriation					

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

This appropriation will fund the construction phase of the building.

Insert Row Here

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

The predesign has been approved by OFM and the project is in design.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$28,110			
Environmental Analysis				
Predesign Study	\$250,975			
Insert Row Here				
Sub TOTAL	\$279,085	1.0000	\$279,085	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,262,116			69% of A/E Basic Services
Partial renovation fee adjustment	\$447,523			
Insert Row Here				
Sub TOTAL	\$1,709,639	1.0283	\$1,758,023	Escalated to Mid-Design
3) Extra Services				
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			
Insert Row Here				
Sub TOTAL	\$1,421,677	1.0283	\$1,461,911	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$567,038			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Post bid Commissioning and Training, and A/E Participation	\$100,390			
Record Drawing Documentation	\$40,156			
Construction Observation	\$100,390			
Roof/Envelope Inspection	\$20,078			
Advertising	\$2,008			
Geotechnical Construction Services	\$30,117			
Building Envelope (WAB) Testing	\$20,078			
Haz Mat Monitoring and Inspections	\$20,078			
Document Reproduction for base bid and construction	\$10,039			
Executive Order 13-03 (LCCA) after construction	\$10,039			
Construction Inspection and Materials Testing	\$100,390			
Insert Row Here				
Sub TOTAL	\$1,020,801	1.0985	\$1,121,350	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$221,560			
Other				
Insert Row Here				
Sub TOTAL	\$221,560	1.0985	\$243,384	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,652,762		\$4,863,753	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements	\$407,894			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Insert Row Here				
Sub TOTAL	\$407,894	1.0617	\$433,062	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0617	\$0	
3) Facility Construction				
A10 - Foundations	\$285,282			
A20 - Basement Construction				
B10 - Superstructure	\$2,606,109			
B20 - Exterior Closure	\$3,334,669			
B30 - Roofing	\$312,895			
C10 - Interior Construction	\$2,211,158			
C20 - Stairs				
C30 - Interior Finishes	\$1,754,687			
D10 - Conveying				
D20 - Plumbing Systems	\$519,185			
D30 - HVAC Systems	\$3,377,716			
D40 - Fire Protection Systems	\$199,982			
D50 - Electrical Systems	\$3,499,415			
F10 - Special Construction				
F20 - Selective Demolition	\$275,951			
General Conditions	\$1,179,203			
E10 - Equipment	\$109,950			
E20 - Fixed Furnishings	\$676,739			
Contractor's Overhead and Profit	\$1,491,026			
15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	\$2,895,971			
Insert Row Here				

Sub TOTAL	\$24,729,938	1.0985	\$27,165,837
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4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$25,137,832	\$27,598,899
	\$513	\$563 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,256,892
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Other	
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Insert Row Here	
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Sub TOTAL	\$1,256,892	1.0985	\$1,380,696
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8) Non-Taxable Items

Other	
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Insert Row Here	
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Sub TOTAL	\$0	1.0985	\$0
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9) Sales Tax

Sub TOTAL	\$2,797,841	\$3,071,837
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CONSTRUCTION CONTRACTS TOTAL	\$29,192,564	\$32,051,432
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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$791,074				
E20 - Furnishings	\$934,631				
F10 - Special Construction					
IT Equip/Computers/Printers	\$543,062				
Insert Row Here					
Sub TOTAL	\$2,268,767		1.0985	\$2,492,241	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0985	\$0	
3) Sales Tax					
Sub TOTAL	\$240,489			\$264,178	
EQUIPMENT TOTAL					
	\$2,509,256			\$2,756,419	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$207,377				
Other					
Insert Row Here					
ARTWORK TOTAL	\$207,377		NA	\$207,377	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
EdCC Facilities Management	\$217,226				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$217,226</i>				
PROJECT MANAGEMENT TOTAL	\$217,226		1.0985	\$238,623	

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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					
LEED Registration / Certification fees	\$4,876				
Permits and Fees	\$162,919				imposed 23Jul19
Park Impact Fee	\$155,951				imposed 23Jul19
Traffic Impact Fee	\$1,150,522				
Insert Row Here					
OTHER COSTS TOTAL	\$1,474,268		1.0617	\$1,565,231	

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C-100(2022)
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 2022

Agency	Edmonds Community College
Project Name	Triton Learning Commons
OFM Project Number	40000114 Infrastructure only (see separate C100 for Building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	49,046	MACC per Gross Square Foot	\$31
Usable Square Feet	34,531	Escalated MACC per Gross Square Foot	\$33
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facilit	A/E Fee Percentage	9.90%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.60%	Location Used for Tax Rate	20212 68th Ave W, Lynnwood WA 98036
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	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-23
Construction Start	September-23	Construction End	February-25
Construction Duration	17 Months		

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Project Cost Estimate

Total Project	\$2,196,445	Total Project Escalated	\$2,330,256
		Rounded Escalated Total	\$2,330,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$108,525		
Extra Services	\$80,312		
Other Services	\$48,758		
Design Services Contingency	\$11,880		
Consultant Services Subtotal	\$249,474	Consultant Services Subtotal Escalated	\$260,793

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,513,058	Maximum Allowable Construction Cost (MACC) Escalated	\$1,606,414
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$75,653		\$83,105
Non-Taxable Items	\$0		\$0
Sales Tax	\$168,403	Sales Tax Escalated	\$179,089
Construction Subtotal	\$1,757,114	Construction Subtotal Escalated	\$1,868,608

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

Artwork			
Artwork Subtotal	\$11,593	Artwork Subtotal Escalated	\$11,593

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

Other Costs			
Other Costs Subtotal	\$178,263	Other Costs Subtotal Escalated	\$189,262

Project Cost Estimate			
Total Project	\$2,196,445	Total Project Escalated	\$2,330,256
		Rounded Escalated Total	\$2,330,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$260,793	\$188,837	\$71,956		\$0
Construction					
Construction Subtotal	\$1,868,608		\$1,868,608		\$0
Equipment					
Equipment Subtotal	\$0				\$0
Artwork					
Artwork Subtotal	\$11,593	\$1,159	\$1,159		\$9,275
Agency Project Administration					
Project Administration Subtotal	\$0				\$0
Other Costs					
Other Costs Subtotal	\$189,262				\$189,262
Project Cost Estimate					
Total Project	\$2,330,256	\$189,996	\$1,941,723	\$0	\$198,537
	\$2,330,000	\$190,000	\$1,942,000	\$0	\$199,000
			83%		

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

This appropriation will fund the construction phase of the site infrastructure work.

Insert Row Here

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

The predesign has been approved by OFM and the project is in design.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0000	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$108,525			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$108,525	1.0283	\$111,597	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$70,273			
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant	\$10,039			
Other				
Insert Row Here				
Sub TOTAL	\$80,312	1.0283	\$82,585	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$48,758			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$48,758	1.0985	\$53,561	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$11,880			
Other				
Insert Row Here				
Sub TOTAL	\$11,880	1.0985	\$13,050	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$249,474

\$260,793

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$614,101			
G20 - Site Improvements	\$97,438			
G30 - Site Mechanical Utilities	\$390,327			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
General Conditions	\$143,558			
Contractor's Overhead and Profit	\$89,321			
15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	\$178,313			
Insert Row Here				
Sub TOTAL	\$1,513,058	1.0617	\$1,606,414	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0617	\$0	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure				
B20 - Exterior Closure				
B30 - Roofing				
C10 - Interior Construction				
C20 - Stairs				
C30 - Interior Finishes				
D10 - Conveying				
D20 - Plumbing Systems				
D30 - HVAC Systems				
D40 - Fire Protection Systems				
D50 - Electrical Systems				
F10 - Special Construction				
F20 - Selective Demolition				
General Conditions				
Other Direct Cost				
Insert Row Here				
Sub TOTAL	\$0	1.0985	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$31

\$33 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

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
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0985	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0985	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$11,593				
Other					
Insert Row Here					
ARTWORK TOTAL	\$11,593		NA	\$11,593	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.0985	\$0	

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					
LEED Registrtation and Certification fees	\$4,876				
Permit Review Fees	\$173,387				
Insert Row Here					
OTHER COSTS TOTAL	\$178,263		1.0617	\$189,262	

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C-100(2022)
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:

College Proposal	Design-phase funding request	Predesign to OFM	Construction-phase Funding request
<i>December 2017</i>	<i>September 2020</i>	<i>April 2022</i>	<i>TBD</i>
Basic Skills	Basic Skills	Basic Skills	
Library	Library	Library	
Learning Support Center	Learning Support Center	Learning Support Center	
Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs	Multi-disciplinary Computing Labs	

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:47AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

Starting Fiscal Year: 2020

Project Class: Program

Agency Priority: 20

Project Summary

Construct a new 56,525 gross square foot facility on the Renton campus.

Project Description

The following 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.

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 way-finding, 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:47AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

proposal section 1.2]

The project will construct a new 69,992 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]

RTC purchased a 4.7-acre parcel from King County, directly across 4th Street from the main campus, for the expressed purpose of constructing a new Health Sciences Center. The college was especially fortunate to acquire this parcel - the only adjacent property suitable for campus expansion - because of its convenient access and prominent siting. Development on this location will significantly raise the college's profile within the community and promote community outreach and partnerships with other agencies and education institutions. Most significantly, the new 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 new building 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. From an urban planning standpoint, the new building will create a dynamic portal to campus. 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 new building averts programmatic disruptions on campus during construction and avoids having to modify existing buildings. The new 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 build new program space. 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:

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:47AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

- 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.

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]

RTC has advocated so strongly for a new Health Sciences Center, that it spent years negotiating the acquisition of a 4.7-acre property across from the main campus, for the express intent of constructing this transformative project. 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. The prominence of the building site within the community is an added benefit that will help the college not only solve programmatic challenges, but will facilitate stronger partnerships to help achieve institutional goals.

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 C 100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:47AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

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. [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) Use of natural gas instead of electricity for heat
- c) Post occupancy commissioning
- 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).

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The healthcare profession is expected to grow 135,000 jobs over the next twenty years in the Puget sound area. Renton is in the heart of the fastest growing and most racially diverse area in Washington State. The Health Science Building proposal will reduce barriers and expand access in these programs for a student body that is 60% people of color.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The current health science building is too small and inadequate with lack of technology and lab equipment, to sustain teaching in the medical science industry leading into the future. For a campus that makes up such a large contingency of students who have historically been excluded can be devastating for the local community and South Puget Sound region if

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:47AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Description

replacement project is not funded.

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

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: 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

How does this fit in master plan

Renton Technical College's 2016 Campus Master Plan (CMP) is current and directly supports this project. The master plan's focus is on the south end of campus, first locating the Health Sciences Center at the campus expansion across Northeast 4th Street, then moving to this project and a Basic Studies building redefining the widest part of campus and connecting circulation and green space to the pathway established by Building C, housing the Library, Learning Resource Center, and other significant campus services. Together these projects develop the lower campus around a central space and provide increased visibility, security, and space for student interaction and connection. The Health Sciences Center design is currently underway in Pre-Design, and this project would remove existing buildings that are a hindrance to improvements to infrastructure and to establishing the new utilities and pathways to begin modernizing the south end of campus.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	54,679,000		65,282	3,931,718	50,682,000
	Total	54,679,000	0	65,282	3,931,718	50,682,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
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699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 9:47AM

Project Number: 40000204

Project Title: Renton: Health Sciences Center

Operating Impacts

Acct Code	Account Title	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029
FTE	Full Time Employee	0.7	4.1	4.1	4.1	4.1
001-1	General Fund-State	82,150	492,898	492,898	492,898	492,898
	Total	82,150	492,898	492,898	492,898	492,898

Narrative

56,525 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (May-25). And, FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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 2022

Agency	Renton Technical College
Project Name	Health Sciences Center
OFM Project Number	40000204

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	56,525	MACC per Gross Square Foot	\$627
Usable Square Feet	36,468	Escalated MACC per Gross Square Foot	\$680
Alt Gross Unit of Measure			
Space Efficiency	64.5%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.53%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new construction
Project Administered By	DES		

Schedule

Predesign Start	November-21	Predesign End	June-22
Design Start	September-21	Design End	July-22
Construction Start	July-23	Construction End	December-24
Construction Duration	17 Months		

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Project Cost Estimate

Total Project	\$50,681,895	Total Project Escalated	\$54,679,259
		Rounded Escalated Total	\$54,679,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$415,561		
Design Phase Services	\$1,675,793		
Extra Services	\$1,712,005		
Other Services	\$1,433,747		
Design Services Contingency	\$261,855		
Consultant Services Subtotal	\$5,498,961	Consultant Services Subtotal Escalated	\$5,650,889

Construction			
Maximum Allowable Construction Cost (MACC)	\$35,421,644	Maximum Allowable Construction Cost (MACC) Escalated	\$38,449,090
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,771,082		\$1,929,772
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,756,465	Sales Tax Escalated	\$4,078,265
Construction Subtotal	\$40,949,192	Construction Subtotal Escalated	\$44,457,127

Equipment			
Equipment	\$2,925,545		
Sales Tax	\$295,480		
Non-Taxable Items	\$0		
Equipment Subtotal	\$3,221,025	Equipment Subtotal Escalated	\$3,509,630

Artwork			
Artwork Subtotal	\$272,036	Artwork Subtotal Escalated	\$272,036

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$262,050		
Project Administration Subtotal	\$262,050	Project Administration Subtotal Escalated	\$285,530

Other Costs			
Other Costs Subtotal	\$478,631	Other Costs Subtotal Escalated	\$504,047

Project Cost Estimate			
Total Project	\$50,681,895	Total Project Escalated	\$54,679,259
		Rounded Escalated Total	\$54,679,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0				\$0
Consultant Services					
Consultant Services Subtotal	\$5,650,889	\$3,399,312	\$2,251,577		\$0
Construction					
Construction Subtotal	\$44,457,127		\$44,457,127		\$0
Equipment					
Equipment Subtotal	\$3,509,630		\$3,509,630		\$0
Artwork					
Artwork Subtotal	\$272,036	\$27,203	\$244,833		\$0
Agency Project Administration					
Project Administration Subtotal	\$285,530	\$66,438	\$219,092		\$0
Other Costs					
Other Costs Subtotal	\$504,047	\$504,047	\$0		\$0
Project Cost Estimate					
Total Project	\$54,679,259	\$3,997,000	\$50,682,259	\$0	\$0
	\$54,679,000	\$3,997,000	\$50,682,000	\$0	\$0
			93%		

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

The new appropriation will fund the construction phase of the project.

Insert Row Here

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

The pre-design is complete and the project is underway with design.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$415,561			
Other				
Insert Row Here				
Sub TOTAL	\$415,561	1.0000	\$415,561	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,675,793			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,675,793	1.0000	\$1,675,793	Escalated to Mid-Design
3) Extra Services				
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	\$56,259			
Security Consultant	\$41,600			
Audio Visual Consultant	\$52,000			
Lighting Consultant	\$39,382			
Value Engineering Participation	\$45,008			
Constructability Review Participation	\$45,008			
Environmental Graphics/Signage	\$33,756			
Independent Cost Estimating	\$28,130			
Door Hardware Consultant	\$20,800			
Envelope Consultant	\$56,259			

SEPA/Land Use	\$33,756			
Art Coordination	\$5,720			
Insert Row Here				
Sub TOTAL	\$1,712,005	1.0000	\$1,712,005	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$752,892			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				
Sub TOTAL	\$1,433,747	1.0896	\$1,562,212	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$261,855			
Other				
Insert Row Here				
Sub TOTAL	\$261,855	1.0896	\$285,318	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,498,961		\$5,650,889	

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$134,876			
G20 - Site Improvements	\$925,690			
G30 - Site Mechanical Utilities	\$457,016			
G40 - Site Electrical Utilities	\$674,326			
G60 - Other Site Construction				
				\$0
Insert Row Here				
Sub TOTAL	\$2,191,908	1.0531	\$2,308,299	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation	\$28,564			
Parking Mitigation				
Stormwater Retention/Detention	\$1,193,953			
Signalization for Crosswalk	\$524,100			
Frontage Improvements/Crosswalk	\$70,654			
Insert Row Here				
Sub TOTAL	\$1,817,271	1.0531	\$1,913,769	
3) Facility Construction				
A10 - Foundations	\$615,349			
A20 - Basement Construction				
B10 - Superstructure	\$3,645,757			
B20 - Exterior Closure	\$3,545,850			
B30 - Roofing	\$744,077			
C10 - Interior Construction	\$1,168,058			
C20 - Stairs	\$247,746			
C30 - Interior Finishes	\$1,988,215			
D10 - Conveying	\$471,322			
D20 - Plumbing Systems	\$905,133			
D30 - HVAC Systems	\$3,757,009			
D40 - Fire Protection Systems	\$444,024			
D50 - Electrical Systems	\$4,301,172			
F10 - Special Construction				
F20 - Selective Demolition	\$93,702			
General Conditions	\$1,297,213			
E10 Equipment Installed by Contractor	\$641,359			
E20 - Furnishings Installed by Contractor	\$1,303,632			

Contractors Overhead and Profit	\$2,205,773		
15.8% lost buying power Dec-17 to Jun-22 less Sep-17 to Sep-18 Prevailing Wage & Other Increases in items above	\$4,037,074		based on previous request
Insert Row Here			
Sub TOTAL	\$31,412,465	1.0896	\$34,227,022

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$35,421,644		\$38,449,090
	\$627		\$680 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency			
Allowance for Change Orders	\$1,771,082		
Other			
Insert Row Here			
Sub TOTAL	\$1,771,082	1.0896	\$1,929,772

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0896	\$0

9) Sales Tax			
Sub TOTAL	\$3,756,465		\$4,078,265

CONSTRUCTION CONTRACTS TOTAL	\$40,949,192		\$44,457,127
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$873,120			
E20 - Furnishings	\$1,269,992			
F10 - Special Construction				
Simulation Mannequins	\$226,811			
A/V Systems	\$297,655			
Telecom/Data Cabling/Equipment	\$257,967			
Insert Row Here				
Sub TOTAL	\$2,925,545	1.0896	\$3,187,674	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0896	\$0	
3) Sales Tax				
Sub TOTAL	\$295,480		\$321,956	
EQUIPMENT TOTAL				
	\$3,221,025		\$3,509,630	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$272,036				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$272,036		NA	\$272,036	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
College Project Management	\$262,050				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$262,050</i>				
PROJECT MANAGEMENT TOTAL	\$262,050		1.0896	\$285,530	

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 and Plan Review Fees	\$235,261				escalated amount needed during design
City of Renton Transportation Impact Fee	\$186,666				escalated amount needed during design
Historic Mitigation	\$39,693				Memory wall or other tribute item for existing 50+ year old building to be demolished during design
Archeological Mitigation	\$17,011				Potential tribal monitoring of site excavation contracted for during design
Insert Row Here					
OTHER COSTS TOTAL	\$478,631		1.0531	\$504,047	

Green cells must be filled in by user

C-100(2022)
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:

College Proposal	Design-phase funding request	Pre-design to OFM	Construction-phase funding request
<i>December 2017</i>	<i>September 2020</i>	<i>TBD</i>	<i>TBD</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	Medical Coding	Pending	RTC Board of Trustees will be acting on the decision to drop this program in September and provide resolution. An update will be provided following this decision.
Nursing Programs	Nursing Programs		

SBCTC program updates for major projects included in a capital budget request

Ophthalmic Assistant	Ophthalmic Assistant	Pending	RTC Board of Trustees will be acting on the decision to drop this program in September and provide resolution. An update will be provided following this decision.
Pharmacy Technician	Pharmacy Technician		
MA-Phlebotomy Technician	MA-Phlebotomy Technician		
Surgical Technologists	Surgical Technologists		
Veterinary Assistant	Veterinary Assistant		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:09PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

Description

Project Phase Title: Design & Construct

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 31

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 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]

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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:09PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

Description

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 soils, 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 C 100]

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. [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) 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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:09PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

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).

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 enhance the type of services that would benefit its under -represented communities.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The proposed "Family Resource Center" was sprung in 2021 from a result of the political and racial unrest in the country. It's designed to provide support to students with dependents. 30% of the student body with dependents are students from historically excluded communities. This new center will hopefully create an equitable student culture and a sense of "belonging" for all students.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

One of objectives for this proposal is creating a one -stop shop for student services such as Admissions, Registration, Financial Aid and the Basic Skills program. These services are currently spread out in different buildings limiting exposure and access. This project will remove barriers for students wanting to attend Everett Community College.

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

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: Everett

County: Snohomish

Legislative District: 038

Project Type

New Facilities/Additions (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:09PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

Description

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	18,867,000				18,867,000
	Total	18,867,000	0	0	0	18,867,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.8	2.0	2.0	2.0	2.0
001-1	General Fund-State	101,733	244,160	244,160	244,160	244,160

699 - Community and Technical College System
Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:09PM

Project Number: 40000522

Project Title: Everett: Student & Family Resource Center

Operating Impacts

Total	101,733	244,160	244,160	244,160	244,160
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Narrative

28,000 net new square feet at \$8.72/Net-New-GSF/year starting at the end of construction (Feb-27). FTE equals the operating cost divided by \$120,000

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Everett Community College
Project Name	Student and Family Resource Center
OFM Project Number	40000522 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	28,000	MACC per Gross Square Foot	\$365
Usable Square Feet	18,700	Escalated MACC per Gross Square Foot	\$434
Alt Gross Unit of Measure			
Space Efficiency	66.8%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.97%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	2000 Tower Street, Everett, WA 98201
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	New building
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	October-23
Design Start	November-23	Design End	December-24
Construction Start	May-25	Construction End	November-26
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$15,261,942	Total Project Escalated	\$17,969,363
		Rounded Escalated Total	\$17,969,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$228,645		
Design Phase Services	\$589,595		
Extra Services	\$986,224		
Other Services	\$493,535		
Design Services Contingency	\$114,900		
Consultant Services Subtotal	\$2,412,899	Consultant Services Subtotal Escalated	\$2,700,893

Construction			
Maximum Allowable Construction Cost (MACC)	\$10,210,729	Maximum Allowable Construction Cost (MACC) Escalated	\$12,153,364
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$510,536		\$608,611
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,061,405	Sales Tax Escalated	\$1,263,436
Construction Subtotal	\$11,782,671	Construction Subtotal Escalated	\$14,025,411

Equipment			
Equipment	\$512,166		
Sales Tax	\$50,704		
Non-Taxable Items	\$0		
Equipment Subtotal	\$562,870	Equipment Subtotal Escalated	\$670,999

Artwork			
Artwork Subtotal	\$89,400	Artwork Subtotal Escalated	\$89,400

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$152,430		
Project Administration Subtotal	\$152,430	Project Administration Subtotal Escalated	\$181,712

Other Costs			
Other Costs Subtotal	\$261,672	Other Costs Subtotal Escalated	\$300,949

Project Cost Estimate			
Total Project	\$15,261,942	Total Project Escalated	\$17,969,363
		Rounded Escalated Total	\$17,969,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$2,700,893		\$2,700,893		\$0
Construction					
Construction Subtotal	\$14,025,411		\$14,025,411		\$0
Equipment					
Equipment Subtotal	\$670,999		\$670,999		\$0
Artwork					
Artwork Subtotal	\$89,400		\$89,400		\$0
Agency Project Administration					
Project Administration Subtotal	\$181,712		\$181,712		\$0
Other Costs					
Other Costs Subtotal	\$300,949		\$300,949		\$0
Project Cost Estimate					
Total Project	\$17,969,363	\$0	\$17,969,364	\$0	-\$1
	\$17,969,000	\$0	\$17,969,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?
 No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$182,916			
Student Engagement	\$45,729			
Insert Row Here				
Sub TOTAL	\$228,645	1.0702	\$244,696	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$589,595			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$589,595	1.0984	\$647,611	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$60,972			
Geotechnical Investigation	\$25,405			
Commissioning	\$91,458			
Site Survey	\$15,243			
Testing	\$5,081			
LEED Services	\$71,134			
Voice/Data Consultant	\$50,810			
Value Engineering	\$50,810			
Constructability Review	\$50,810			
Environmental Mitigation (EIS)				
Landscape Consultant	\$50,810			
Acoustical Design	\$25,405			
Arborist Report	\$1,017			
Architectural Lighting Design	\$15,243			
Audio Visual Design	\$20,324			
Commissioning Participation	\$25,405			
Constructability Review Participation	\$40,648			
DAHPP Mitigation Support	\$2,033			
DAS System Design				
ELCCA	\$50,810			
Electrical - Site	\$40,648			
Envelope Consulting	\$30,486			
Hazardous Materials Study	\$10,162			
Independent Cost Estimating	\$30,486			
Interior Design (Furnishings Assistance)	\$15,243			
LEED Energy Modeling	\$76,215			
Reimbursable Expenses Prior to Bid	\$15,243			
Security	\$30,486			

SEPA Services	\$2,541			
Signage and and Graphics	\$15,243			
Stormwater Permitting (SWPPP, NOI)	\$25,405			
Value Engineering Participation	\$40,648			
Insert Row Here				
Sub TOTAL	\$986,224	1.0984	\$1,083,269	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$264,890			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Arborist Inspection and Monitoring	\$5,081			
Art Installation Coordination	\$5,081			
Building Envelope Testing	\$15,243			
Construction Materials Testing	\$50,810			
Enhanced Construction Administration	\$91,458			
Hazardous Materials Abatement Monitoring	\$5,081			
Post Construction LCCA	\$10,162			Executive Order 13-03
Post Occupancy Commissioning	\$15,243			
Record Documents	\$10,162			Includes bid set printing and distribution
Reimbursable Expenses Post Bid	\$20,324			
Insert Row Here				
Sub TOTAL	\$493,535	1.1921	\$588,344	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$114,900			
Other				
Insert Row Here				
Sub TOTAL	\$114,900	1.1921	\$136,973	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$2,412,899		\$2,700,893	

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Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$164,791				
G20 - Site Improvements	\$213,871				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$43,900				
G60 - Other Site Construction					
6.2% lost buying power Dec-21 to Jun-22	\$26,199				
Insert Row Here					
Sub TOTAL	\$448,761		1.1501	\$516,121	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1501	\$0	
3) Facility Construction					
A10 - Foundations	\$350,497				
A20 - Basement Construction					
B10 - Superstructure	\$1,041,319				
B20 - Exterior Closure	\$1,252,594				
B30 - Roofing	\$309,641				
C10 - Interior Construction	\$315,363				
C20 - Stairs	\$36,584				
C30 - Interior Finishes	\$694,080				
D10 - Conveying	\$95,117				
D20 - Plumbing Systems	\$220,231				
D30 - HVAC Systems	\$942,384				
D40 - Fire Protection Systems	\$122,920				
D50 - Electrical Systems	\$1,229,196				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$856,047				
E10 - Equipment installed by contractor	\$2,049				
E20 - Furnishings installed by contractor	\$240,176				
Design Contingency	\$813,075				
Contractor's Overhead and Profit	\$670,787				

6.2% lost buying power Dec-21 to Jun-22	\$569,908		
Insert Row Here			
Sub TOTAL	\$9,761,968	1.1921	\$11,637,243

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$10,210,729		\$12,153,364
	\$365		\$434 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$510,536		
Other			
Insert Row Here			
Sub TOTAL	\$510,536	1.1921	\$608,611

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1921	\$0

9) Sales Tax			
Sub TOTAL	\$1,061,405		\$1,263,436
CONSTRUCTION CONTRACTS TOTAL	\$11,782,671		\$14,025,411

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings	\$341,444				
F10 - Special Construction					
IT equip/computers	\$170,722				
Insert Row Here					
Sub TOTAL	\$512,166		1.1921	\$610,554	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1921	\$0	
3) Sales Tax					
Sub TOTAL	\$50,704			\$60,445	
EQUIPMENT TOTAL					
	\$562,870			\$670,999	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$89,400				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$89,400		NA	\$89,400	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$152,430				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$152,430</i>				
PROJECT MANAGEMENT TOTAL	\$152,430		1.1921	\$181,712	

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					
Building and Land Use Permits	\$177,835				
Transportation Impact Fees	\$76,215				
LEED Registration/Certification Fees	\$7,622				
Insert Row Here					
OTHER COSTS TOTAL	\$261,672		1.1501	\$300,949	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Everett Community College
Project Name	Student and Family Resource Center
OFM Project Number	40000522 Infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	28,000	MACC per Gross Square Foot	\$22
Usable Square Feet	18,700	Escalated MACC per Gross Square Foot	\$25
Alt Gross Unit of Measure			
Space Efficiency	66.8%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.66%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.90%	Location Used for Tax Rate	2000 Tower Street, Everett, WA 98201
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	new building
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	October-23
Design Start	November-23	Design End	December-24
Construction Start	May-25	Construction End	November-26
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$781,024	Total Project Escalated	\$897,592
		Rounded Escalated Total	\$898,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$47,169		
Extra Services	\$0		
Other Services	\$21,192		
Design Services Contingency	\$3,418		
Consultant Services Subtotal	\$71,780	Consultant Services Subtotal Escalated	\$81,150

Construction			
Maximum Allowable Construction Cost (MACC)	\$610,753	Maximum Allowable Construction Cost (MACC) Escalated	\$702,428
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$30,538		\$36,404
Non-Taxable Items	\$0		\$0
Sales Tax	\$63,488	Sales Tax Escalated	\$73,144
Construction Subtotal	\$704,778	Construction Subtotal Escalated	\$811,976

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

Artwork			
Artwork Subtotal	\$4,466	Artwork Subtotal Escalated	\$4,466

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate			
Total Project	\$781,024	Total Project Escalated	\$897,592
		Rounded Escalated Total	\$898,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$81,150		\$81,150		\$0
Construction					
Construction Subtotal	\$811,976		\$811,976		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$4,466		\$4,466		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0

Project Cost Estimate					
Total Project	\$897,592	\$0	\$897,592	\$0	\$0
	\$898,000	\$0	\$898,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0702	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$47,169			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$47,169	1.0984	\$51,811	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0984	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$21,192			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$21,192	1.1921	\$25,264	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$3,418			
Other				
Insert Row Here				
Sub TOTAL	\$3,418	1.1921	\$4,075	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$71,780		\$81,150

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$509,498				
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Design Contingency	\$25,476				
General Contractors Overhead and Profit	\$40,123				
6.2% lost buying power Dec-21 to Jun-22	\$35,656				
Insert Row Here					
Sub TOTAL	\$610,753		1.1501	\$702,428	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1501	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.1921	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$22

\$25 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1921	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1921	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$4,466				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$4,466		NA	\$4,466	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.1921	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1501	\$0	

Green cells must be filled in by user

C-100(2022)
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: Everett - Student and Family Resource Center

OFM project number: 40000522 **Legislative district(s):** 21, 38

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • Family Resource Center • Student Services One- Stop • Adult Basic Education 	<ul style="list-style-type: none"> • Family Resource Center • Student Services One- Stop • Adult Basic Education 		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:11PM

Project Number: 40000585

Project Title: Renton: Trades & Industries Building

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 33

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 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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:11PM

Project Number: 40000585

Project Title: Renton: Trades & Industries Building

Description

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 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 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 attached C 100]

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. [See proposal section 7.4.2]

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:11PM

Project Number: 40000585

Project Title: Renton: Trades & Industries Building

Description

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 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The replacement of the Trades and Industries building replaces two buildings over 50 years of age with a modern building adding square footage and advanced lab technology to meet the both anticipated demand of its Bachelor of Applied Science program and instruction in Welding, Mechatronics, Commercial Building Engineering, Machining, Manufacturing and Fabrication technologies offering exceptional opportunities in these fields for under -represented communities.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The unintended consequence of not doing such a project is trying to offer courses in the trades that have substantially evolved over the last 50 years but continue to be offered in physical locations that have not been able to keep up in terms of offering safe, clean, flexible and appropriately sized spaces that meet the changing evolution of the trades themselves.

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

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: Renton

County: King

Legislative District: 011

Project Type

New Facilities/Additions (Major Projects)

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:11PM

Project Number: 40000585

Project Title: Renton: Trades & Industries Building

Description

Growth Management impacts

No growth management impacts are anticipated

New Facility: No

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	50,066,000				50,066,000
	Total	50,066,000	0	0	0	50,066,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.5	2.2	2.2	2.2	2.2
001-1	General Fund-State	64,709	258,836	258,836	258,836	258,836
	Total	64,709	258,836	258,836	258,836	258,836

Narrative

29,683 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Apr-27). FTE equals the operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Renton Technical College
Project Name	Trades and Industries Building
OFM Project Number	40000585 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	69,200	MACC per Gross Square Foot	\$413
Usable Square Feet	51,000	Escalated MACC per Gross Square Foot	\$497
Alt Gross Unit of Measure			
Space Efficiency	73.7%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	6.78%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A04666, A09869
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	January-24	Design End	March-25
Construction Start	June-25	Construction End	April-27
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$40,079,088	Total Project Escalated	\$47,897,706
		Rounded Escalated Total	\$47,898,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$228,645		
Design Phase Services	\$1,402,719		
Extra Services	\$1,310,898		
Other Services	\$1,006,201		
Design Services Contingency	\$197,423		
Consultant Services Subtotal	\$4,145,886	Consultant Services Subtotal Escalated	\$4,708,692

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,556,342	Maximum Allowable Construction Cost (MACC) Escalated	\$34,368,256
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,427,817		\$1,722,233
Non-Taxable Items	\$0		\$0
Sales Tax	\$3,028,400	Sales Tax Escalated	\$3,645,139
Construction Subtotal	\$33,012,559	Construction Subtotal Escalated	\$39,735,628

Equipment			
Equipment	\$1,912,490		
Sales Tax	\$193,161		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,105,651	Equipment Subtotal Escalated	\$2,539,838

Artwork			
Artwork Subtotal	\$238,297	Artwork Subtotal Escalated	\$238,297

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$182,916		
Project Administration Subtotal	\$182,916	Project Administration Subtotal Escalated	\$220,634

Other Costs			
Other Costs Subtotal	\$393,778	Other Costs Subtotal Escalated	\$454,617

Project Cost Estimate			
Total Project	\$40,079,088	Total Project Escalated	\$47,897,706
		Rounded Escalated Total	\$47,898,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,708,692		\$4,708,692		\$0
Construction					
Construction Subtotal	\$39,735,628		\$39,735,628		\$0
Equipment					
Equipment Subtotal	\$2,539,838		\$2,539,838		\$0
Artwork					
Artwork Subtotal	\$238,297		\$238,297		\$0
Agency Project Administration					
Project Administration Subtotal	\$220,634		\$220,634		\$0
Other Costs					
Other Costs Subtotal	\$454,617		\$454,617		\$0
Project Cost Estimate					
Total Project	\$47,897,706	\$0	\$47,897,706	\$0	\$0
	\$47,898,000	\$0	\$47,898,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction of the building.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$182,916			
Student Engagement	\$45,729			
Insert Row Here				
Sub TOTAL	\$228,645	1.0788	\$246,663	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,402,719			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,402,719	1.1093	\$1,556,037	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$152,430			
Geotechnical Investigation	\$45,729			
Commissioning	\$91,458			
Site Survey	\$30,486			
Testing	\$15,243			
LEED Services	\$71,134			
Voice/Data Consultant	\$50,810			
Value Engineering	\$50,810			
Constructability Review	\$50,810			
Environmental Mitigation (EIS)				
Landscape Consultant	\$86,377			
Acoustical Design	\$25,405			
Architectural Lighting Design	\$35,567			
Audio Visual Design	\$40,648			
Commissioning Participation	\$25,405			
Constructability Review Participation	\$40,648			
DAHP Mitigation Support				
DAS System Design	\$30,486			
ELCCA	\$50,810			
Electrical - Site	\$40,648			
Envelope Consulting	\$30,486			
Hazardous Materials Study	\$25,405			
Independent Cost Estimating	\$50,810			
Interior Design (Furnishings Assistance)	\$25,405			
LEED Energy Modeling	\$76,215			
Reimbursable Expenses Prior to Bid	\$15,243			
Security	\$30,486			
SEPA Services	\$25,405			

Signage and and Graphics	\$30,486			
Stormwater Permitting (SWPPP, NOI)	\$25,405			
Value Engineering Participation	\$40,648			
Insert Row Here				
Sub TOTAL	\$1,310,898	1.1093	\$1,454,180	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$630,207			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Art Installation Coordination	\$5,081			
Building Envelope Testing	\$30,486			
Construction Materials Testing	\$76,215			
Enhanced Construction Administration	\$182,916			
Hazardous Materials Abatement Monitoring	\$15,243			
Post Construction LCCA	\$10,162			
Post Occupancy Commissioning	\$15,243			
Record Documents	\$30,486			
Reimbursable Expenses Post Bid	\$10,162			
Insert Row Here				
Sub TOTAL	\$1,006,201	1.2062	\$1,213,680	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$197,423			
Other				
Insert Row Here				
Sub TOTAL	\$197,423	1.2062	\$238,132	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,145,886		\$4,708,692	

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$351,014				
G20 - Site Improvements	\$522,592				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$95,641				
G60 - Other Site Construction	\$422,313				
6.2% lost buying power Dec-21 to Jun-22	\$86,277				
Insert Row Here					
Sub TOTAL	\$1,477,837		1.1545	\$1,706,163	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1545	\$0	
3) Facility Construction					
A10 - Foundations	\$929,515				
A20 - Basement Construction					
B10 - Superstructure	\$3,461,747				
B20 - Exterior Closure	\$2,707,651				
B30 - Roofing	\$1,125,445				
C10 - Interior Construction	\$938,161				
C20 - Stairs	\$74,646				
C30 - Interior Finishes	\$908,994				
D10 - Conveying	\$121,300				
D20 - Plumbing Systems	\$694,115				
D30 - HVAC Systems	\$3,099,302				
D40 - Fire Protection Systems	\$387,414				
D50 - Electrical Systems	\$4,196,972				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,931,465				
E-10 - Fixed Equipment	\$6,457				
E-20 - Furnishings	\$764,547				
Estimating Contingency	\$2,273,929				
Contractor's Overhead and Profit	\$1,875,991				
6.2% lost buying power Dec-21 to Jun-22	\$1,580,854				
Insert Row Here					

Sub TOTAL	\$27,078,505	1.2062	\$32,662,093
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4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$28,556,342 \$413		\$34,368,256 \$497 per GSF
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7) Owner Construction Contingency

Allowance for Change Orders	\$1,427,817		
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Other			
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Insert Row Here			
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Sub TOTAL	\$1,427,817	1.2062	\$1,722,233
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8) Non-Taxable Items

Other			
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Insert Row Here			
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Sub TOTAL	\$0	1.2062	\$0
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9) Sales Tax

Sub TOTAL	\$3,028,400		\$3,645,139
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CONSTRUCTION CONTRACTS TOTAL	\$33,012,559		\$39,735,628
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$854,625			
E20 - Furnishings	\$705,243			
F10 - Special Construction				
IT equip/computers	\$352,622			
Insert Row Here				
Sub TOTAL	\$1,912,490	1.2062	\$2,306,846	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2062	\$0	
3) Sales Tax				
Sub TOTAL	\$193,161		\$232,992	
EQUIPMENT TOTAL				
	\$2,105,651		\$2,539,838	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$238,297				
Other					
Insert Row Here					
ARTWORK TOTAL	\$238,297		NA	\$238,297	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$182,916				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$182,916</i>				
PROJECT MANAGEMENT TOTAL	\$182,916		1.2062	\$220,634	

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	\$30,486				
Building and Land Use Permits	\$355,670				
LEED Registration/Certification Fees	\$7,622				
Insert Row Here					
OTHER COSTS TOTAL	\$393,778		1.1545	\$454,617	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Renton Technical College
Project Name	Trades and Industries Building
OFM Project Number	40000585 Infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	69,200	MACC per Gross Square Foot	\$21
Usable Square Feet	51,000	Escalated MACC per Gross Square Foot	\$25
Alt Gross Unit of Measure			
Space Efficiency	73.7%	A/E Fee Class	B
Construction Type	Vocational schools	A/E Fee Percentage	9.92%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.10%	Location Used for Tax Rate	3000 NE 4th St, Renton, WA 98056
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A04666, A09869
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	January-24	Design End	March-25
Construction Start	June-25	Construction End	April-27
Construction Duration	22 Months		

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Project Cost Estimate

Total Project	\$1,877,468	Total Project Escalated	\$2,168,139
		Rounded Escalated Total	\$2,168,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$106,020		
Extra Services	\$0		
Other Services	\$47,632		
Design Services Contingency	\$7,683		
Consultant Services Subtotal	\$161,334	Consultant Services Subtotal Escalated	\$184,329

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,475,150	Maximum Allowable Construction Cost (MACC) Escalated	\$1,703,061
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$73,758		\$88,967
Non-Taxable Items	\$0		\$0
Sales Tax	\$156,440	Sales Tax Escalated	\$180,995
Construction Subtotal	\$1,705,347	Construction Subtotal Escalated	\$1,973,023

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

Artwork			
Artwork Subtotal	\$10,787	Artwork Subtotal Escalated	\$10,787

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate

Total Project	\$1,877,468	Total Project Escalated	\$2,168,139
		Rounded Escalated Total	\$2,168,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$184,329		\$184,329		\$0
Construction					
Construction Subtotal	\$1,973,023		\$1,973,023		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$10,787		\$10,787		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$2,168,139	\$0	\$2,168,139	\$0	\$0
	\$2,168,000	\$0	\$2,168,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction for infrastructure to support the building.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$106,020			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$106,020	1.1093	\$117,608	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1093	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$47,632			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$47,632	1.2062	\$57,454	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$7,683			
Other				
Insert Row Here				
Sub TOTAL	\$7,683	1.2062	\$9,267	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$161,334	\$184,329

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$36,584				
G20 - Site Improvements	\$436,941				
G30 - Site Mechanical Utilities	\$397,193				
G40 - Site Electrical Utilities	\$359,833				
G60 - Other Site Construction					
Estimating Contingency	\$61,527				
General Contractors Overhead and Profit	\$96,952				
6.2% lost buying power Dec-21 to Jun-22	\$86,120				
Insert Row Here					
Sub TOTAL	\$1,475,150		1.1545	\$1,703,061	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1545	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2062	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$21

\$25 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$73,758"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$73,758"/>	<input type="text" value="1.2062"/>	<input type="text" value="\$88,967"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.2062"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2062	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2062	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$10,787				
Other					
Insert Row Here					
ARTWORK TOTAL	\$10,787		NA	\$10,787	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2062	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1545	\$0	

Green cells must be filled in by user

C-100(2022)
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 – Trades and Industries Building

OFM project number: 40000585 **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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	TBD
<ul style="list-style-type: none"> • Welding • Mechatronics • Commercial Building Engineering • Manufacturing and Fabrication Technologies • Machining Technologies 	<ul style="list-style-type: none"> • Welding • Mechatronics • Commercial Building Engineering • Manufacturing and Fabrication Technologies • Machining Technologies 		

SBCTC program updates for major projects included in a capital budget request

• Bachelor of applied Science	Bachelor of applied Science		
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Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:18PM

Project Number: 40000536

Project Title: Bates: Student Success Center

Description

Project Phase Title: Design & Construct

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 37

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, the majority of 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.

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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:18PM

Project Number: 40000536

Project Title: Bates: Student Success Center

Description

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 similar to 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 C 100]

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. [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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:18PM

Project Number: 40000536

Project Title: Bates: Student Success Center

Description

- 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The South Campus now seats more students than the main downtown Tacoma campus. This is mostly due to the high demand programs offered at this campus. Bates Tech currently serves less students of color than the county average but are hoping that the expansion of student services at their South Campus will promote more enrollment of historically excluded communities. The student services currently provided are non-existent on the South Campus; the SCC building will greatly enhance student life by offering food services, exercise and wellness and study spaces.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

The proposed SCC project will enlarge and enhance its early childhood education services which will assist young parents and under-represents population with opportunities to further their education. This project will help mitigate the expansion and high demand of the educational offerings at the South Campus.

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

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: Tacoma

County: Pierce

Legislative District: 029

Project Type

New Facilities/Additions (Major Projects)

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:18PM

Project Number: 40000536

Project Title: Bates: Student Success Center

Description

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	29,929,000				29,929,000
	Total	29,929,000	0	0	0	29,929,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	1.0	2.0	2.0	2.0	2.0
001-1	General Fund-State	122,010	244,020	244,020	244,020	244,020
	Total	122,010	244,020	244,020	244,020	244,020

Narrative

27,984 net new square feet at \$8.72/Net-new-GSF/year starting at end of construction (Jan-27). FTE equals the operating cost divided by \$120,000

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bates Technical College
Project Name	Student Success Center
OFM Project Number	40000536 Building only (see separate C100 for Infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	39,800	MACC per Gross Square Foot	\$396
Usable Square Feet	28,000	Escalated MACC per Gross Square Foot	\$476
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	7.47%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	2201 South 78th Tacoma 98409
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A02594, A02642, A04104, A07704, A09660, A09690, A14674
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	April-25
Construction Start	July-25	Construction End	January-27
Construction Duration	18 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$23,995,036	Total Project Escalated	\$28,538,825
		Rounded Escalated Total	\$28,539,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$228,645		
Design Phase Services	\$853,821		
Extra Services	\$1,303,277		
Other Services	\$818,535		
Design Services Contingency	\$160,214		
Consultant Services Subtotal	\$3,364,492		

Construction			
Maximum Allowable Construction Cost (MACC)	\$15,776,398	Maximum Allowable Construction Cost (MACC) Escalated	\$18,932,506
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$788,820		\$947,768
Non-Taxable Items	\$0		\$0
Sales Tax	\$1,706,217	Sales Tax Escalated	\$2,047,668
Construction Subtotal	\$18,271,435	Construction Subtotal Escalated	\$21,927,942

Equipment			
Equipment	\$1,496,458		
Sales Tax	\$154,135		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,650,593		

Artwork			
Artwork Subtotal	\$141,984	Artwork Subtotal Escalated	\$141,984

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$203,240		
Project Administration Subtotal	\$203,240		

Other Costs			
Other Costs Subtotal	\$363,292	Other Costs Subtotal Escalated	\$421,056

Project Cost Estimate

Total Project	\$23,995,036	Total Project Escalated	\$28,538,825
---------------	---------------------	-------------------------	---------------------

Rounded Escalated Total

\$28,539,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$3,820,461		\$3,820,461		\$0
Construction					
Construction Subtotal	\$21,927,942		\$21,927,942		\$0
Equipment					
Equipment Subtotal	\$1,983,189		\$1,983,189		\$0
Artwork					
Artwork Subtotal	\$141,984		\$141,984		\$0
Agency Project Administration					
Project Administration Subtotal	\$244,193		\$244,193		\$0
Other Costs					
Other Costs Subtotal	\$421,056		\$421,056		\$0
Project Cost Estimate					
Total Project	\$28,538,825	\$0	\$28,538,825	\$0	\$0
	\$28,539,000	\$0	\$28,539,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$182,916			
Student Engagement	\$45,729			
Insert Row Here				
Sub TOTAL	\$228,645	1.0788	\$246,663	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$853,821			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$853,821	1.1116	\$949,108	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$152,430			
Geotechnical Investigation	\$45,729			
Commissioning	\$91,458			
Site Survey	\$30,486			
Testing	\$15,243			
LEED Services	\$71,134			
Voice/Data Consultant	\$50,810			
Value Engineering	\$50,810			
Constructability Review	\$50,810			
Environmental Mitigation (EIS)				
Landscape Consultant	\$86,377			
Acoustical Design	\$25,405			
Arborist Report	\$5,081			
Architectural Lighting Design	\$35,567			
Audio Visual Design	\$40,648			
Commissioning Participation	\$25,405			
Constructability Review Participation	\$40,648			
DAHP Mitigation Support	\$10,162			
DAS System Design	\$30,486			
ELCCA	\$50,810			
Electrical - Site	\$40,648			
Envelope Consulting	\$30,486			
Hazardous Materials Study	\$25,405			
Independent Cost Estimating	\$50,810			
Interior Design (Furnishings Assistance)	\$25,405			
LEED Energy Modeling	\$76,215			
Reimbursable Expenses Prior to Bid	\$15,243			
Security	\$30,486			

SEPA Services	\$2,541			
Signage and and Graphics	\$30,486			
Stormwater Permitting (SWPPP, NOI)	\$25,405			
Value Engineering Participation	\$40,648			
Insert Row Here				
Sub TOTAL	\$1,303,277	1.1116	\$1,448,723	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$383,601			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Arborist Inspection and Monitoring	\$5,081			
Art Installation Coordination	\$5,081			
Building Envelope Testing	\$30,486			
Construction Materials Testing	\$76,215			
Enhanced Construction Administration	\$223,564			
Hazardous Materials Abatement Monitoring	\$18,292			
Post Construction LCCA	\$10,162			Executive Order 13-03
Post Occupancy Commissioning	\$15,243			
Record Documents	\$30,486			Includes bid set printing and distribution
Reimbursable Expenses Post Bid	\$20,324			
Insert Row Here				
Sub TOTAL	\$818,535	1.2015	\$983,470	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$160,214			
Other				
Insert Row Here				
Sub TOTAL	\$160,214	1.2015	\$192,497	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,364,492		\$3,820,461	

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$138,770				
G20 - Site Improvements	\$260,799				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$52,436				
G60 - Other Site Construction	\$53,957				
6.2% lost buying power Dec-21 to Jun-22	\$31,370				
Insert Row Here					
Sub TOTAL	\$537,332		1.1590	\$622,768	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations	\$541,320				
A20 - Basement Construction					
B10 - Superstructure	\$1,859,245				
B20 - Exterior Closure	\$1,543,266				
B30 - Roofing	\$433,722				
C10 - Interior Construction	\$532,312				
C20 - Stairs	\$43,697				
C30 - Interior Finishes	\$1,154,995				
D10 - Conveying	\$113,612				
D20 - Plumbing Systems	\$373,912				
D30 - HVAC Systems	\$1,599,995				
D40 - Fire Protection Systems	\$208,695				
D50 - Electrical Systems	\$2,086,950				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions	\$1,179,809				
E10 - Equipment installed by contractor	\$3,479				
E20 - Furnishings installed by contractor	\$381,705				
Design Contingency	\$1,256,268				
Contractor's Overhead and Profit	\$1,036,421				

6.2% lost buying power Dec-21 to Jun-22	\$889,663		
Insert Row Here			
Sub TOTAL	\$15,239,066	1.2015	\$18,309,738

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$15,776,398		\$18,932,506
	\$396		\$476 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$788,820		
Other			
Insert Row Here			
Sub TOTAL	\$788,820	1.2015	\$947,768

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2015	\$0

9) Sales Tax			
Sub TOTAL	\$1,706,217		\$2,047,668

CONSTRUCTION CONTRACTS TOTAL	\$18,271,435		\$21,927,942
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$485,338			
E20 - Furnishings	\$606,672			
F10 - Special Construction				
IT equip/computers	\$404,448			
Insert Row Here				
Sub TOTAL	\$1,496,458	1.2015	\$1,797,995	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2015	\$0	
3) Sales Tax				
Sub TOTAL	\$154,135		\$185,194	
EQUIPMENT TOTAL	\$1,650,593		\$1,983,189	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$141,984				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$141,984		NA	\$141,984	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$203,240				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$203,240</i>				
PROJECT MANAGEMENT TOTAL	\$203,240		1.2015	\$244,193	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Building and Land Use Permits	\$228,645				
Transportation Impact Fees	\$127,025				
LEED Registration/Certification Fees	\$7,622				
Insert Row Here					
OTHER COSTS TOTAL	\$363,292		1.1590	\$421,056	

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C-100(2022)
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

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STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Bates Technical College
Project Name	Student Success Center
OFM Project Number	40000536 Infrastructure only (See separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	39,800	MACC per Gross Square Foot	\$24
Usable Square Feet	28,000	Escalated MACC per Gross Square Foot	\$27
Alt Gross Unit of Measure			
Space Efficiency	70.4%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	10.31%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.30%	Location Used for Tax Rate	2201 South 78th Tacoma 98409
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A02594, A02642, A04104, A07704, A09660, A09690, A014674
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	January-24	Design End	April-25
Construction Start	July-25	Construction End	January-27
Construction Duration	18 Months		

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Project Cost Estimate

Total Project	\$1,199,543	Total Project Escalated	\$1,389,605
		Rounded Escalated Total	\$1,390,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$70,045		
Extra Services	\$0		
Other Services	\$31,470		
Design Services Contingency	\$5,076		
Consultant Services Subtotal	\$106,590		

Construction			
Maximum Allowable Construction Cost (MACC)	\$937,736	Maximum Allowable Construction Cost (MACC) Escalated	\$1,086,837
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$46,887		\$56,335
Non-Taxable Items	\$0		\$0
Sales Tax	\$101,416	Sales Tax Escalated	\$117,747
Construction Subtotal	\$1,086,039	Construction Subtotal Escalated	\$1,260,919

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

Artwork			
Artwork Subtotal	\$6,913	Artwork Subtotal Escalated	\$6,913

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0	Project Administration Subtotal Escalated	\$0

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

Project Cost Estimate

Total Project	\$1,199,543	Total Project Escalated	\$1,389,605
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Rounded Escalated Total

\$1,390,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$121,773		\$121,773		\$0
Construction					
Construction Subtotal	\$1,260,919		\$1,260,919		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$6,913		\$6,913		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$1,389,605	\$0	\$1,389,605	\$0	\$0
	\$1,390,000	\$0	\$1,390,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are planned.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$70,045			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$70,045	1.1116	\$77,863	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1116	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$31,470			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$31,470	1.2015	\$37,811	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$5,076			
Other				
Insert Row Here				
Sub TOTAL	\$5,076	1.2015	\$6,099	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL

\$106,590

\$121,773

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$782,271				
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Design Contingency	\$39,114				
General Contractors Overhead and Profit	\$61,605				
6.2% lost buying power Dec-21 to Jun-22	\$54,746				
Insert Row Here					
Sub TOTAL	\$937,736		1.1590	\$1,086,837	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1590	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2015	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$937,736**
\$24

\$1,086,837
\$27 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$46,887		
Other			
Insert Row Here			
Sub TOTAL	\$46,887	1.2015	\$56,335

8) Non-Taxable Items

Other			
Insert Row Here			
Sub TOTAL	\$0	1.2015	\$0

9) Sales Tax

Sub TOTAL **\$101,416** **\$117,747**

CONSTRUCTION CONTRACTS TOTAL **\$1,086,039** **\$1,260,919**

Green cells must be filled in by user

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2015	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2015	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$6,913				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$6,913		NA	\$6,913	

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Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2015	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1590	\$0	

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C-100(2022)
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

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SBCTC program updates for major projects included in a capital budget request

Project name: Bates - Student Success Center

OFM project number: 40000536 **Legislative district(s):** 27, 29

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • Student Services / Counseling • Early Childhood Learning Center • Campus Life and Activities, Student Government • Diversity and Equity Center 	<ul style="list-style-type: none"> • Student Services / Counseling • Early Childhood Learning Center • Campus Life and Activities, Student Government • Diversity and Equity Center 		

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:31PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 45

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 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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:31PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

Description

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 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 C 100]

The project has a budget for FFE that could include equipment that supports essential facility operational function and programs.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:31PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

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. [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 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).

The student body at Skagit Valley College is made up of roughly 30% student 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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

Training students in automotive and diesel mechanics, advance manufacturing, fire science and EMT training will provide more opportunities for students historically underrepresented in these career paths. In addition to more opportunities, these fields traditionally offer increased salaries and benefits. The ITPS building will also increase collaboration with the state I-Best program hoping to promote more ethnically diverse students into these career pathways.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Since Skagit County is not as ethnically diverse as other areas of Washington State, the best way to promote more race and gender equity is to expand offerings in the fields where student of color may not predominantly explore. This new building proposal at Skagit Valley College will reduce barriers and offer high level education and training in a modern building with highly functional labs and increased technology.

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

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: Mount Vernon

County: Skagit

Legislative District: 040

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:31PM

Project Number: 40000588

Project Title: Skagit: Industrial Technology & Public Safety

Description

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	49,918,000				49,918,000
	Total	49,918,000	0	0	0	49,918,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.7	2.1	2.1	2.1	2.1
001-1	General Fund-State	85,625	256,874	256,874	256,874	256,874
	Total	85,625	256,874	256,874	256,874	256,874

Narrative

29,458 net new square feet at \$8.72/Net-new-GSF/year starting at end of construction (Mar-27). FTE equals operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Skagit Valley College
Project Name	Industrial Technology and Public Safety Building
OFM Project Number	40000588 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	69,400	MACC per Gross Square Foot	\$412
Usable Square Feet	52,050	Escalated MACC per Gross Square Foot	\$494
Alt Gross Unit of Measure			
Space Efficiency	75.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.78%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	2405 E College Way Mount Vernon 98273
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A03657, A04018, A05238, A07870, A08595
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	January-24	Design End	March-25
Construction Start	June-25	Construction End	March-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$39,926,802	Total Project Escalated	\$47,623,624
		Rounded Escalated Total	\$47,624,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$228,645		
Design Phase Services	\$1,403,577		
Extra Services	\$1,326,141		
Other Services	\$1,011,668		
Design Services Contingency	\$198,502		
Consultant Services Subtotal	\$4,168,533	Consultant Services Subtotal Escalated	\$4,731,544

Construction			
Maximum Allowable Construction Cost (MACC)	\$28,573,816	Maximum Allowable Construction Cost (MACC) Escalated	\$34,318,092
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,428,691		\$1,719,858
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,640,221	Sales Tax Escalated	\$3,171,340
Construction Subtotal	\$32,642,727	Construction Subtotal Escalated	\$39,209,290

Equipment			
Equipment	\$2,115,730		
Sales Tax	\$186,184		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,301,914	Equipment Subtotal Escalated	\$2,771,045

Artwork			
Artwork Subtotal	\$236,933	Artwork Subtotal Escalated	\$236,933

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$182,916		
Project Administration Subtotal	\$182,916	Project Administration Subtotal Escalated	\$220,195

Other Costs			
Other Costs Subtotal	\$393,778	Other Costs Subtotal Escalated	\$454,617

Project Cost Estimate

Total Project	\$39,926,802	Total Project Escalated	\$47,623,624
		Rounded Escalated Total	\$47,624,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$4,731,544		\$4,731,544		\$0
Construction					
Construction Subtotal	\$39,209,290		\$39,209,290		\$0
Equipment					
Equipment Subtotal	\$2,771,045		\$2,771,045		\$0
Artwork					
Artwork Subtotal	\$236,933		\$236,933		\$0
Agency Project Administration					
Project Administration Subtotal	\$220,195		\$220,195		\$0
Other Costs					
Other Costs Subtotal	\$454,617		\$454,617		\$0
Project Cost Estimate					
Total Project	\$47,623,624	\$0	\$47,623,624	\$0	\$0
	\$47,624,000	\$0	\$47,624,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$182,916			
Student Engagement	\$45,729			
Insert Row Here				
Sub TOTAL	\$228,645	1.0788	\$246,663	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,403,577			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,403,577	1.1093	\$1,556,989	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$152,430			
Geotechnical Investigation	\$45,729			
Commissioning	\$91,458			
Site Survey	\$30,486			
Testing	\$15,243			
LEED Services	\$71,134			
Voice/Data Consultant	\$50,810			
Value Engineering	\$50,810			
Constructability Review	\$50,810			
Environmental Mitigation (EIS)				
Landscape Consultant	\$86,377			
Acoustical Design	\$25,405			
Arborist Report	\$5,081			
Architectural Lighting Design	\$35,567			
Audio Visual Design	\$40,648			
Commissioning Participation	\$25,405			
Constructability Review Participation	\$40,648			
DAHPP Mitigation Support	\$10,162			
DAS System Design	\$30,486			
ELCCA	\$50,810			
Electrical - Site	\$40,648			
Envelope Consulting	\$30,486			
Hazardous Materials Study	\$25,405			
Independent Cost Estimating	\$50,810			
Interior Design (Furnishings Assistance)	\$25,405			
LEED Energy Modeling	\$76,215			
Reimbursable Expenses Prior to Bid	\$15,243			
Security	\$30,486			

SEPA Services	\$25,405			
Signage and and Graphics	\$30,486			
Stormwater Permitting (SWPPP, NOI)	\$25,405			
Value Engineering Participation	\$40,648			
Insert Row Here				
Sub TOTAL	\$1,326,141	1.1093	\$1,471,089	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$630,593			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Arborist Inspection and Monitoring	\$5,081			
Art Installation Coordination	\$5,081			
Building Envelope Testing	\$30,486			
Construction Materials Testing	\$76,215			
Enhanced Construction Administration	\$182,916			
Hazardous Materials Abatement Monitoring	\$15,243			
Post Construction LCCA	\$10,162			Executive Order 13-03
Post Occupancy Commissioning	\$15,243			
Record Documents	\$30,486			Includes bid set printing and distribution
Reimbursable Expenses Post Bid	\$10,162			
Insert Row Here				
Sub TOTAL	\$1,011,668	1.2038	\$1,217,846	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$198,502			
Other				
Insert Row Here				
Sub TOTAL	\$198,502	1.2038	\$238,957	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$4,168,533		\$4,731,544	

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$536,827				
G20 - Site Improvements	\$503,364				
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities	\$116,305				
G60 - Other Site Construction	\$353,710				
6.2% lost buying power Dec-21 to Jun-22	\$93,633				
Insert Row Here					
Sub TOTAL	\$1,603,839		1.1545	\$1,851,633	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1545	\$0	
3) Facility Construction					
A10 - Foundations	\$1,037,640				
A20 - Basement Construction					
B10 - Superstructure	\$4,013,700				
B20 - Exterior Closure	\$2,970,282				
B30 - Roofing	\$1,149,397				
C10 - Interior Construction	\$1,117,652				
C20 - Stairs	\$99,690				
C30 - Interior Finishes	\$1,108,827				
D10 - Conveying	\$107,997				
D20 - Plumbing Systems	\$619,777				
D30 - HVAC Systems	\$2,767,373				
D40 - Fire Protection Systems	\$345,922				
D50 - Electrical Systems	\$3,747,485				
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
E-10 - Fixed Equipment	\$5,765				
E-20 - Furnishings	\$730,921				
General Requirements	\$1,420,572				
Design Contingency	\$2,275,320				
Contractor's Overhead and Profit	\$1,877,139				
6.2% lost buying power Dec-21 to Jun-22	\$1,574,518				

Insert Row Here			
Sub TOTAL	\$26,969,977	1.2038	\$32,466,459

4) Maximum Allowable Construction Cost			
MACC Sub TOTAL	\$28,573,816 \$412		\$34,318,092 \$494 per GSF

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7) Owner Construction Contingency			
Allowance for Change Orders	\$1,428,691		
Other			
Insert Row Here			
Sub TOTAL	\$1,428,691	1.2038	\$1,719,858

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.2038	\$0

9) Sales Tax			
Sub TOTAL	\$2,640,221		\$3,171,340

CONSTRUCTION CONTRACTS TOTAL	\$32,642,727		\$39,209,290
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$1,057,865			
E20 - Furnishings	\$705,243			
F10 - Special Construction				
IT equip/computers	\$352,622			
Insert Row Here				
Sub TOTAL	\$2,115,730	1.2038	\$2,546,916	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2038	\$0	
3) Sales Tax				
Sub TOTAL	\$186,184		\$224,129	
EQUIPMENT TOTAL				
	\$2,301,914		\$2,771,045	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$236,933				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$236,933		NA	\$236,933	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$182,916				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$182,916</i>				
PROJECT MANAGEMENT TOTAL	\$182,916		1.2038	\$220,195	

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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	\$30,486				
Building and Land Use Permits	\$355,670				
LEED Registration/Certification Fees	\$7,622				
Insert Row Here					
OTHER COSTS TOTAL	\$393,778		1.1545	\$454,617	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Skagit Valley College
Project Name	Industrial Technology and Public Safety Building
OFM Project Number	40000588 Infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	69,400	MACC per Gross Square Foot	\$23
Usable Square Feet	52,050	Escalated MACC per Gross Square Foot	\$26
Alt Gross Unit of Measure			
Space Efficiency	75.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.86%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	8.80%	Location Used for Tax Rate	2405 E College Way Mount Vernon 98273
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A03657, A04018, A05238, A07870, A08595
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	January-24	Design End	March-25
Construction Start	June-25	Construction End	March-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,986,853	Total Project Escalated	\$2,294,100
		Rounded Escalated Total	\$2,294,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$112,794		
Extra Services	\$0		
Other Services	\$50,675		
Design Services Contingency	\$8,173		
Consultant Services Subtotal	\$171,643		

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,578,954	Maximum Allowable Construction Cost (MACC) Escalated	\$1,822,903
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$78,948		\$95,038
Non-Taxable Items	\$0		\$0
Sales Tax	\$145,895	Sales Tax Escalated	\$168,779
Construction Subtotal	\$1,803,797	Construction Subtotal Escalated	\$2,086,720

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

Artwork			
Artwork Subtotal	\$11,413	Artwork Subtotal Escalated	\$11,413

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0		

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

Project Cost Estimate

Total Project	\$1,986,853	Total Project Escalated	\$2,294,100
		Rounded Escalated Total	\$2,294,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$195,967		\$195,967		\$0
Construction					
Construction Subtotal	\$2,086,720		\$2,086,720		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$11,413		\$11,413		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$2,294,100	\$0	\$2,294,100	\$0	\$0
	\$2,294,000	\$0	\$2,294,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0788	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$112,794			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$112,794	1.1093	\$125,123	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1093	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$50,675			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$50,675	1.2038	\$61,004	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$8,173			
Other				
Insert Row Here				
Sub TOTAL	\$8,173	1.2038	\$9,840	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$171,643	\$195,967

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$1,317,186				
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Design Contingency	\$65,859				
General Contractors Overhead and Profit	\$103,729				
6.2% lost buying power Dec-21 to Jun-22	\$92,180				
Insert Row Here					
Sub TOTAL	\$1,578,954		1.1545	\$1,822,903	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1545	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2038	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$23

\$26 per GSF

This Section is Intentionally Left Blank

7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$78,948"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$78,948"/>	<input type="text" value="1.2038"/>	<input type="text" value="\$95,038"/>

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	<input type="text" value="\$0"/>	<input type="text" value="1.2038"/>	<input type="text" value="\$0"/>

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2038	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2038	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$11,413				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$11,413		NA	\$11,413	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2038	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1545	\$0	

Green cells must be filled in by user

C-100(2022)
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: Skagit Valley – Industrial Technology and Public Safety building

OFM project number: 40000588 **Legislative district(s):** 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:

College Proposal	Design-phase funding request	Predesign to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
<ul style="list-style-type: none"> • Automotive Technology • Diesel Power Technology • Welding Technology • Advanced Manufacturing • Fire Science • Emergency Medical Technician (EMT) 	<ul style="list-style-type: none"> • Automotive Technology • Diesel Power Technology • Welding Technology • Advanced Manufacturing • Fire Science • Emergency Medical Technician (EMT) 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none">• Park Ranger Law Enforcement Academy• Radio Station KSVR• Central Stores and Maintenance	<ul style="list-style-type: none">• Park Ranger Law Enforcement Academy• Radio Station KSVR• Central Stores and Maintenance		
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Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:32PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 46

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 produce 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.

The consequences of doing nothing impacts 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 professional 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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:32PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

Description

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 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 C 100]

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.

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:32PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

Description

10. Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate. [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

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 under represented students.

12. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

The Allied Health building replacement aims at doubling the size of its current building which will provide much improved and modernized health labs and classrooms but also expand its curriculum in Health Sciences which are the most in demand subject areas in the Spokane College System. This is for good reason as health care related careers are the fastest growing in Spokane County. Three of the top five certificate programs are Dental Assisting, Medical Assisting and Pharmacy Technician. Health Sciences are also the most in demand classes for student from underserved communities.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

Careers in health care are growing twice as fast as most other industries nationwide and Spokane is no exception to this trend which was further exacerbated by COVID. The current Allied Health Building is not equipped to meet this growth and could have repercussions through all of Eastern Washington if the Spokane College System is not able to meet this labor demand over the next two decades.

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

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: Spokane

County: Spokane

Legislative District: 003

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 8/25/2022 2:32PM

Project Number: 40000590

Project Title: Spokane: Allied Health Building

Description

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		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	47,171,000				47,171,000
	Total	47,171,000	0	0	0	47,171,000
Future Fiscal Periods						
		<u>2025-27</u>	<u>2027-29</u>	<u>2029-31</u>	<u>2031-33</u>	
057-1	State Bldg Constr-State					
	Total	0	0	0	0	

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032
FTE	Full Time Employee	2.2	2.6	2.6	2.6	2.6
001-1	General Fund-State	259,049	310,859	310,859	310,859	310,859
	Total	259,049	310,859	310,859	310,859	310,859

Narrative

35,649 net new square feet at \$8.72/Net-new-GSF/year starting at end of construction (Sep-27). FTE equals operating cost divided by \$120,000.

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Spokane Community College
Project Name	Allied Health Building
OFM Project Number	40000590 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	66,543	MACC per Gross Square Foot	\$393
Usable Square Feet	46,580	Escalated MACC per Gross Square Foot	\$478
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	6.89%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.00%	Location Used for Tax Rate	1810 N Greene St Spokane 99217
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A08699
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	February-24	Design End	May-25
Construction Start	July-25	Construction End	September-27
Construction Duration	26 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$37,432,128	Total Project Escalated	\$44,964,977
		Rounded Escalated Total	\$44,965,000

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$1,200,000	Acquisition Subtotal Escalated	\$1,200,000

Consultant Services			
Predesign Services	\$406,890		
Design Phase Services	\$1,305,398		
Extra Services	\$1,122,320		
Other Services	\$734,818		
Design Services Contingency	\$352,713		
Consultant Services Subtotal	\$3,922,140	Consultant Services Subtotal Escalated	\$4,477,739

Construction			
Maximum Allowable Construction Cost (MACC)	\$26,150,826	Maximum Allowable Construction Cost (MACC) Escalated	\$31,838,074
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,307,541		\$1,596,247
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,471,253	Sales Tax Escalated	\$3,009,089
Construction Subtotal	\$29,929,620	Construction Subtotal Escalated	\$36,443,410

Equipment			
Equipment	\$1,600,570		
Sales Tax	\$144,051		
Non-Taxable Items	\$0		
Equipment Subtotal	\$1,744,621	Equipment Subtotal Escalated	\$2,129,834

Artwork			
Artwork Subtotal	\$223,706	Artwork Subtotal Escalated	\$223,706

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$206,020		
Project Administration Subtotal	\$206,020	Project Administration Subtotal Escalated	\$251,510

Other Costs			
Other Costs Subtotal	\$206,020	Other Costs Subtotal Escalated	\$238,778

Project Cost Estimate			
Total Project	\$37,432,128	Total Project Escalated	\$44,964,977
		Rounded Escalated Total	\$44,965,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$1,200,000		\$1,200,000		\$0
Consultant Services					
Consultant Services Subtotal	\$4,477,739		\$4,477,739		\$0
Construction					
Construction Subtotal	\$36,443,410		\$36,443,410		\$0
Equipment					
Equipment Subtotal	\$2,129,834		\$2,129,834		\$0
Artwork					
Artwork Subtotal	\$223,706		\$223,706		\$0
Agency Project Administration					
Project Administration Subtotal	\$251,510		\$251,510		\$0
Other Costs					
Other Costs Subtotal	\$238,778		\$238,778		\$0
Project Cost Estimate					
Total Project	\$44,964,977	\$0	\$44,964,977	\$0	\$0
	\$44,965,000	\$0	\$44,965,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction of the building.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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	\$1,200,000				
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$1,200,000		NA	\$1,200,000	

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Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$360,535			
Student Engagement Budget	\$46,355			
Insert Row Here				
Sub TOTAL	\$406,890	1.0832	\$440,744	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,305,398			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,305,398	1.1160	\$1,456,825	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$41,204			
Geotechnical Investigation	\$36,054			
Commissioning	\$128,763			
Site Survey	\$20,602			
Testing	\$123,121			
LEED Services	\$61,806			
Voice/Data Consultant	\$36,054			
Value Engineering	\$61,806			
Constructability Review	\$61,806			
Environmental Mitigation (EIS)	\$10,301			
Landscape Consultant	\$103,010			
ELCCA	\$51,505			
Envelope Consultant	\$51,505			
Interiors, Acoustic, Lighting Design	\$154,515			
AV & Security Consultants	\$77,258			
Cost Estimating	\$51,505			
Traffic / SEPA / Land Use	\$51,505			
Insert Row Here				
Sub TOTAL	\$1,122,320	1.1160	\$1,252,510	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$586,483			31% of A/E Basic Services
HVAC Balancing	\$51,505			
Staffing				
Reimbursibles / Reprographics	\$72,107			
Record Drawings	\$24,723			
Insert Row Here				
Sub TOTAL	\$734,818	1.2208	\$897,067	Escalated to Mid-Const.

5) Design Services Contingency

Design Services Contingency	\$178,471			
Additional 5% Design Contingency	\$174,242			
Insert Row Here				
Sub TOTAL	\$352,713	1.2208	\$430,593	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$3,922,140		\$4,477,739	

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$551,484			
G20 - Site Improvements	\$771,906			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
6.2% lost buying power Dec-21 to Jun-22	\$82,051			
Insert Row Here				
Sub TOTAL	\$1,405,441	1.1590	\$1,628,907	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1590	\$0	
3) Facility Construction				
A10 - Foundations	\$977,469			
A20 - Basement Construction				
B10 - Superstructure	\$2,948,451			
B20 - Exterior Closure	\$3,411,173			
B30 - Roofing	\$556,189			
C10 - Interior Construction	\$2,086,725			
C20 - Stairs	\$396,781			
C30 - Interior Finishes	\$1,325,826			
D10 - Conveying	\$323,081			
D20 - Plumbing Systems	\$932,114			
D30 - HVAC Systems	\$3,738,147			
D40 - Fire Protection Systems	\$384,661			
D50 - Electrical Systems	\$3,779,936			
F10 - Special Construction	\$250,374			
F20 - Selective Demolition	\$186,822			
General Conditions	\$1,168,411			
Equipment and Furnishings	\$834,579			
6.2% lost buying power Dec-21 to Jun-22	\$1,444,646			
Insert Row Here				
Sub TOTAL	\$24,745,385	1.2208	\$30,209,167	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL **\$26,150,826**
\$393

\$31,838,074

\$478 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders **\$1,307,541**

Other

Insert Row Here

Sub TOTAL \$1,307,541

1.2208

\$1,596,247

8) Non-Taxable Items

Other

Insert Row Here

Sub TOTAL \$0

1.2208

\$0

9) Sales Tax

Sub TOTAL \$2,471,253

\$3,009,089

CONSTRUCTION CONTRACTS TOTAL \$29,929,620

\$36,443,410

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$615,604				
E20 - Furnishings	\$492,483				
F10 - Special Construction					
IT Equipment	\$492,483				
Insert Row Here					
Sub TOTAL	\$1,600,570		1.2208	\$1,953,976	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2208	\$0	
3) Sales Tax					
Sub TOTAL	\$144,051			\$175,858	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$1,744,621			\$2,129,834	

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Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$223,706				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$223,706		NA	\$223,706	

Green cells must be filled in by user

Cost Estimate Details

Project Management

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$206,020				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$206,020</i>				
PROJECT MANAGEMENT TOTAL	\$206,020		1.2208	\$251,510	

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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	\$206,020				
Insert Row Here					
OTHER COSTS TOTAL	\$206,020		1.1590	\$238,778	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Spokane Community College
Project Name	Allied Health Building
OFM Project Number	40000590 infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	66,543	MACC per Gross Square Foot	\$21
Usable Square Feet	46,580	Escalated MACC per Gross Square Foot	\$24
Alt Gross Unit of Measure			
Space Efficiency	70.0%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.99%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	9.00%	Location Used for Tax Rate	1810 N Greene St Spokane 99217
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	A08699
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	December-23
Design Start	February-24	Design End	May-25
Construction Start	July-25	Construction End	September-27
Construction Duration	26 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$1,910,620	Total Project Escalated	\$2,206,175
		Rounded Escalated Total	\$2,206,000

Cost Estimate Summary

Acquisition			
Acquisition Subtotal	\$65,000	Acquisition Subtotal Escalated	\$65,000

Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$98,819		
Extra Services	\$56,656		
Other Services	\$54,698		
Design Services Contingency	\$20,654		
Consultant Services Subtotal	\$230,826	Consultant Services Subtotal Escalated	\$265,501

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,365,324	Maximum Allowable Construction Cost (MACC) Escalated	\$1,582,411
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$68,266		\$83,340
Non-Taxable Items	\$0		\$0
Sales Tax	\$129,023	Sales Tax Escalated	\$149,918
Construction Subtotal	\$1,562,613	Construction Subtotal Escalated	\$1,815,669

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

Artwork			
Artwork Subtotal	\$10,976	Artwork Subtotal Escalated	\$10,976

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$20,602		
Project Administration Subtotal	\$20,602	Project Administration Subtotal Escalated	\$25,151

Other Costs			
Other Costs Subtotal	\$20,602	Other Costs Subtotal Escalated	\$23,878

Project Cost Estimate			
Total Project	\$1,910,620	Total Project Escalated	\$2,206,175
		Rounded Escalated Total	\$2,206,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$65,000		\$65,000		\$0
Consultant Services					
Consultant Services Subtotal	\$265,501		\$265,501		\$0
Construction					
Construction Subtotal	\$1,815,669		\$1,815,669		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$10,976		\$10,976		\$0
Agency Project Administration					
Project Administration Subtotal	\$25,151		\$25,151		\$0
Other Costs					
Other Costs Subtotal	\$23,878		\$23,878		\$0
Project Cost Estimate					
Total Project	\$2,206,175	\$0	\$2,206,175	\$0	\$0
	\$2,206,000	\$0	\$2,206,000	\$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.)
 Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction of supporting building infrastructure.
 Insert Row Here

What has been completed or is underway with a previous appropriation?
 The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.
 Insert Row Here

What is planned with a future appropriation?
 There are no future appropriations needed.
 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	\$65,000				
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$65,000		NA	\$65,000	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0832	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$98,819			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$98,819	1.1160	\$110,282	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$36,054			
Geotechnical Investigation				
Commissioning	\$20,602			
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$56,656	1.1160	\$63,229	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$44,397			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Reimbursibles / Reprographics	\$10,301			
Insert Row Here				
Sub TOTAL	\$54,698	1.2208	\$66,776	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$10,509			
Additional 5% Contingency	\$10,145			
Insert Row Here				
Sub TOTAL	\$20,654	1.2208	\$25,214	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL		
\$230,826		\$265,501

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities	\$577,463				
G40 - Site Electrical Utilities	\$399,304				
G60 - Other Site Construction					
General Conditions	\$97,677				
6.2% lost buying power Dec-21 to Jun-22	\$66,616				
Insert Row Here					
Sub TOTAL	\$1,141,060		1.1590	\$1,322,489	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention	\$185,418				
Utility Hookup	\$25,753				
6.2% lost buying power Dec-21 to Jun-22	\$13,093				
Insert Row Here					
Sub TOTAL	\$224,264		1.1590	\$259,922	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2208	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$21

\$24 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders

Other

Insert Row Here

Sub TOTAL

8) Non-Taxable Items

Other

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
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2208	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2208	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$10,976				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$10,976		NA	\$10,976	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
SCC Facilities Management	\$20,602				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$20,602</i>				
PROJECT MANAGEMENT TOTAL	\$20,602		1.2208	\$25,151	

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					
Permits	\$20,602				
Insert Row Here					
OTHER COSTS TOTAL	\$20,602		1.1590	\$23,878	

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C-100(2022)
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: Spokane – Allied Health

OFM project number: 40000590 **Legislative district(s):** 03

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	<i>TBD</i>
AAS Degrees: <ul style="list-style-type: none"> • Diagnostic Medical Sonography • Echocardiography • Invasive Cardiovascular Technology • Medical Assistant • Pharmacy Technician • Radiology Technology 	AAS Degrees: <ul style="list-style-type: none"> • Diagnostic Medical Sonography • Echocardiography • Invasive Cardiovascular Technology • Medical Assistant • Pharmacy Technician • Radiology Technology 		

SBCTC program updates for major projects included in a capital budget request

<ul style="list-style-type: none"> • Surgical Technology and Vascular Technology <p>BAS Degrees:</p> <ul style="list-style-type: none"> • Respiratory Care <p>Certificate programs:</p> <ul style="list-style-type: none"> • Dental Assisting • EMT-Basic • Medical Assistant • Pharmacy Technician 	<ul style="list-style-type: none"> • Surgical Technology and Vascular Technology <p>BAS Degrees:</p> <ul style="list-style-type: none"> • Respiratory Care <p>Certificate programs:</p> <ul style="list-style-type: none"> • Dental Assisting • EMT-Basic • Medical Assistant • Pharmacy Technician 		
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699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:25AM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation & Expansion

Description

Project Phase Title: Design and Construct

Starting Fiscal Year: 2024

Project Class: Program

Agency Priority: 47

Project Summary

The project will demolish 12,635 gross square feet (GSF) in eleven buildings and renovate and 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 10 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 12,635 gross square feet (GSF) in eleven 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.

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

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:25AM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation & Expansion

Description

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.

3.3.1 – Programmatic & Facility Related

3.3.1.a – Renovation of Existing Space

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.

3.3.1.b – Relocation of Programs

Due to the manner in which construction occurs, no temporary relocations are necessary. 3.3.1.c – Alternate Site Solution

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 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.

699 - Community and Technical College System Capital Project Request

2023-25 Biennium

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Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:25AM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation & Expansion

Description

> 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 H 1B 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 C 100]

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. [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

Capital Project Request

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:25AM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation & Expansion

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).

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. Populations benefiting from or burdened by the proposal (i.e., program or policy expands or reduces opportunities and access for individuals who have historically been excluded or underserved; change in policies or practices that perpetuate racial disparities and/or institutional racism; and availability and accessibility of benefits and resources distributed to communities that need it).

LWTEC has a very strong Integrated Basic Education and Skills Training (I-Best) pathway and this project enhances that pathway by upgrading its facilities for its Auto Repair, Transportation and Dentistry programs. Some of these programs at LWTECH such as the auto repair and diesel mechanic programs have historically served a higher percentage of under-represented communities who tend to focus on skill training over traditional education.

13. Strategies to mitigate unintended consequences (i.e., program or policy integrates strategies to improve access for immigrants, refugees and under-represented people; culturally specific strategies to address the needs of Washingtonians; and perspectives involved or not involved in developing the proposal or in decision making).

There is a very strong connection between the local primary school districts and the college through its Guided Pathways connection and local businesses seeking to hire LWTECH graduates. The demand for skilled auto and diesel mechanics and both dental hygienists and dental assistants is surging and predicted to keep growing. Not having an adequate and modern facility with increased capacity could be very detrimental to the East Seattle/North King County areas and limit opportunities for under-represented communities to compete in these fast-growing career paths.

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

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: 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.

**699 - Community and Technical College System
Capital Project Request**

2023-25 Biennium

*

Version: S1 SBCTC 2023-25 Capital Request

Report Number: CBS002

Date Run: 9/2/2022 11:25AM

Project Number: 40000583

Project Title: Lake Wa: East Bldg Renovation & Expansion

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2023-25 Fiscal Period	
			Prior Biennium	Current Biennium	Reappropriations	New Appropriations
057-1	State Bldg Constr-State	48,469,000				48,469,000
	Total	48,469,000	0	0	0	48,469,000

		Future Fiscal Periods			
		2025-27	2027-29	2029-31	2031-33
057-1	State Bldg Constr-State				
	Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Acct Code	Account Title	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
FTE	Full Time Employee	0.5	1.6	1.6	1.6	1.6
001-1	General Fund-State	65,153	195,459	195,459	195,459	195,459
	Total	65,153	195,459	195,459	195,459	195,459

Narrative

22,415 net new square feet at \$8.72/Net-new-GSF/year starting at the end of construction (Mar-27). FTE equals the operating cost divided by \$120,000

Capital Project Request

2023-25 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2023-25	2023-25
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

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Lake Washington Institute of Technology
Project Name	East Building Renovation and Expansion
OFM Project Number	40000583 building only (see separate C100 for infrastructure)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	68,850	MACC per Gross Square Foot	\$372
Usable Square Feet	57,525	Escalated MACC per Gross Square Foot	\$447
Alt Gross Unit of Measure			
Space Efficiency	83.6%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	9.91%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	11605 132nd Ave Kirkland 98034
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A03723, A05822, A10016, A10047, A10290, A10315, A10660, A10739, A10851, A10926. To renovate: A02059
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	January-24	Design End	March-25
Construction Start	June-25	Construction End	March-27
Construction Duration	21 Months		

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Project Cost Estimate

Total Project	\$38,701,319	Total Project Escalated	\$46,119,246
		Rounded Escalated Total	\$46,119,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$330,265		
Design Phase Services	\$1,838,378		
Extra Services	\$1,374,412		
Other Services	\$1,281,196		
Design Services Contingency	\$241,213		
Consultant Services Subtotal	\$5,065,463	Consultant Services Subtotal Escalated	\$5,752,915

Construction			
Maximum Allowable Construction Cost (MACC)	\$25,604,877	Maximum Allowable Construction Cost (MACC) Escalated	\$30,784,077
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$1,280,244		\$1,541,158
Non-Taxable Items	\$0		\$0
Sales Tax	\$2,742,282	Sales Tax Escalated	\$3,297,174
Construction Subtotal	\$29,627,403	Construction Subtotal Escalated	\$35,622,409

Equipment			
Equipment	\$2,606,211		
Sales Tax	\$265,834		
Non-Taxable Items	\$0		
Equipment Subtotal	\$2,872,045	Equipment Subtotal Escalated	\$3,457,368

Artwork			
Artwork Subtotal	\$229,449	Artwork Subtotal Escalated	\$229,449

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$203,240		
Project Administration Subtotal	\$203,240	Project Administration Subtotal Escalated	\$244,661

Other Costs			
Other Costs Subtotal	\$703,719	Other Costs Subtotal Escalated	\$812,444

Project Cost Estimate

Total Project

\$38,701,319

Total Project Escalated

\$46,119,246

Rounded Escalated Total

\$46,119,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$5,752,915		\$5,752,915		\$0
Construction					
Construction Subtotal	\$35,622,409		\$35,622,409		\$0
Equipment					
Equipment Subtotal	\$3,457,368		\$3,457,368		\$0
Artwork					
Artwork Subtotal	\$229,449		\$229,449		\$0
Agency Project Administration					
Project Administration Subtotal	\$244,661		\$244,661		\$0
Other Costs					
Other Costs Subtotal	\$812,444		\$812,444		\$0
Project Cost Estimate					
Total Project	\$46,119,246	\$0	\$46,119,246	\$0	\$0
	\$46,119,000	\$0	\$46,119,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, pre-design through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study	\$284,536			
Student Engagement	\$45,729			
Insert Row Here				
Sub TOTAL	\$330,265	1.0788	\$356,290	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$1,838,378			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$1,838,378	1.1093	\$2,039,313	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)	\$182,916			
Geotechnical Investigation	\$40,648			
Commissioning	\$91,458			
Site Survey	\$30,486			
Testing	\$16,260			
LEED Services	\$71,134			
Voice/Data Consultant	\$50,810			
Value Engineering	\$50,810			
Constructability Review	\$50,810			
Environmental Mitigation (EIS)				
Landscape Consultant	\$111,782			
Acoustical Design	\$25,405			
Arborist Report	\$5,081			
Architectural Lighting Design	\$35,567			
Audio Visual Design	\$40,648			
Commissioning Participation	\$25,405			
Constructability Review Participation	\$50,810			
DAHPP Mitigation Support				
DAS System Design	\$50,810			
ELCCA	\$50,810			
Electrical - Site	\$40,648			
Envelope Consulting	\$30,486			
Hazardous Materials Study	\$24,389			
Independent Cost Estimating	\$40,648			
Interior Design (Furnishings Assistance)	\$30,486			
LEED Energy Modeling	\$76,215			
Reimbursable Expenses Prior to Bid	\$15,243			
Security	\$30,486			

SEPA Services	\$2,541			
Signage and and Graphics	\$25,405			
Stormwater Permitting (SWPPP, NOI)	\$25,405			
Value Engineering Participation	\$50,810			
Sub TOTAL	\$1,374,412	1.1093	\$1,524,636	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$825,938			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Arborist Inspection and Monitoring	\$5,081			
Art Installation Coordination	\$5,081			
Building Envelope Testing	\$50,810			
Construction Materials Testing	\$76,215			
Enhanced Construction Administration	\$223,564			
Hazardous Materials Abatement Monitoring	\$18,292			
Post Construction LCCA	\$10,162			
Post Occupancy Commissioning	\$15,243			
Record Documents	\$30,486			
Reimbursable Expenses Post Bid	\$20,324			
Insert Row Here				
Sub TOTAL	\$1,281,196	1.2038	\$1,542,304	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$241,213			
Other				
Insert Row Here				
Sub TOTAL	\$241,213	1.2038	\$290,372	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$5,065,463		\$5,752,915	

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Cost Estimate Details

Construction Contracts

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$230,881			
G20 - Site Improvements	\$312,743			
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities	\$69,102			
G60 - Other Site Construction	\$133,583			
6.2% lost buying power Dec-21 to Jun-22	\$46,272			
Insert Row Here				
Sub TOTAL	\$792,581	1.1545	\$915,035	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1545	\$0	
3) Facility Construction				
A10 - Foundations	\$462,040			
A20 - Basement Construction				
B10 - Superstructure	\$2,486,436			
B20 - Exterior Closure	\$2,378,561			
B30 - Roofing	\$1,389,057			
C10 - Interior Construction	\$520,747			
C20 - Stairs	\$109,750			
C30 - Interior Finishes	\$1,370,084			
D10 - Conveying	\$247,953			
D20 - Plumbing Systems	\$601,563			
D30 - HVAC Systems	\$3,019,799			
D40 - Fire Protection Systems	\$335,756			
D50 - Electrical Systems	\$3,829,707			
F10 - Special Construction	\$479,647			
F20 - Selective Demolition	\$145,686			
General Conditions	\$1,707,216			
E-10 - Fixed Equipment	\$5,597			
E-20 - Furnishings	\$553,144			
Design Contingency	\$2,038,905			
Contractor's Overhead and Profit	\$1,682,096			
6.2% lost buying power Dec-21 to Jun-22	\$1,448,552			
Insert Row Here				

Sub TOTAL	\$24,812,296	1.2038	\$29,869,042
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4) Maximum Allowable Construction Cost

MACC Sub TOTAL	\$25,604,877		\$30,784,077
	\$372		\$447 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	\$1,280,244		
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Other			
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Sub TOTAL	\$1,280,244	1.2038	\$1,541,158
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8) Non-Taxable Items

Other			
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Insert Row Here			
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Sub TOTAL	\$0	1.2038	\$0
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9) Sales Tax

Sub TOTAL	\$2,742,282		\$3,297,174
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CONSTRUCTION CONTRACTS TOTAL	\$29,627,403		\$35,622,409
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Cost Estimate Details

Equipment

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Equipment				
E10 - Equipment	\$1,049,481			
E20 - Furnishings	\$857,076			
F10 - Special Construction				
IT equip/computers	\$699,654			
Insert Row Here				
Sub TOTAL	\$2,606,211	1.2038	\$3,137,357	
2) Non Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.2038	\$0	
3) Sales Tax				
Sub TOTAL	\$265,834		\$320,011	
EQUIPMENT TOTAL	\$2,872,045		\$3,457,368	

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Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$229,449				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$229,449		NA	\$229,449	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Independent Project Management	\$203,240				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$203,240</i>				
PROJECT MANAGEMENT TOTAL	\$203,240		1.2038	\$244,661	

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					
Building and Land Use Permits	\$431,885				
Transportation Impact Fees	\$264,212				
LEED Registration/Certification Fees	\$7,622				
Insert Row Here					
OTHER COSTS TOTAL	\$703,719		1.1545	\$812,444	

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C-100(2022)
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>

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Lake Washington Institute of Technology
Project Name	East Building Renovation and Expansion
OFM Project Number	40000583 infrastructure only (see separate C100 for building)

Contact Information

Name	Darrell Jennings
Phone Number	360-704-4382
Email	djennings@sbctc.edu

Statistics

Gross Square Feet	68,850	MACC per Gross Square Foot	\$23
Usable Square Feet	57,525	Escalated MACC per Gross Square Foot	\$26
Alt Gross Unit of Measure			
Space Efficiency	83.6%	A/E Fee Class	B
Construction Type	College classroom facility	A/E Fee Percentage	12.88%
Remodel	Yes	Projected Life of Asset (Years)	50

Additional Project Details

Procurement Approach	DBB	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	10.20%	Location Used for Tax Rate	11605 132nd Ave Kirkland 98034
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	To demolish: A03723, A05822, A10016, A10047, A10290, A10315, A10660, A10739, A10851, A10926. To renovate: A02059
Project Administered By	DES		

Schedule

Predesign Start	July-23	Predesign End	January-24
Design Start	January-24	Design End	March-25
Construction Start	June-25	Construction End	March-27
Construction Duration	21 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$3,680,270	Total Project Escalated	\$4,133,004
		Rounded Escalated Total	\$4,133,000

Cost Estimate Summary

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

Consultant Services			
Predesign Services	\$1,557,918		
Design Phase Services	\$145,378		
Extra Services	\$0		
Other Services	\$65,315		
Design Services Contingency	\$88,431		
Consultant Services Subtotal	\$1,857,041		

Construction			
Maximum Allowable Construction Cost (MACC)	\$1,557,918	Maximum Allowable Construction Cost (MACC) Escalated	\$1,798,617
DBB Risk Contingencies	\$0		
DBB Management	\$0		
Owner Construction Contingency	\$77,896		\$93,772
Non-Taxable Items	\$0		\$0
Sales Tax	\$166,853	Sales Tax Escalated	\$193,024
Construction Subtotal	\$1,802,667	Construction Subtotal Escalated	\$2,085,413

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

Artwork			
Artwork Subtotal	\$20,562	Artwork Subtotal Escalated	\$20,562

Agency Project Administration			
Agency Project Administration Subtotal	\$0		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$0		

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

Project Cost Estimate

Total Project

\$3,680,270

Total Project Escalated

\$4,133,004

Rounded Escalated Total

\$4,133,000

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	\$0		\$0		\$0
Consultant Services					
Consultant Services Subtotal	\$2,027,029		\$2,027,029		\$0
Construction					
Construction Subtotal	\$2,085,413		\$2,085,413		\$0
Equipment					
Equipment Subtotal	\$0		\$0		\$0
Artwork					
Artwork Subtotal	\$20,562		\$20,562		\$0
Agency Project Administration					
Project Administration Subtotal	\$0		\$0		\$0
Other Costs					
Other Costs Subtotal	\$0		\$0		\$0
Project Cost Estimate					
Total Project	\$4,133,004	\$0	\$4,133,004	\$0	\$0
	\$4,133,000	\$0	\$4,133,000	\$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.)

Consistent with SSB 5651 Sec 7012, this appropriation request is for all project phases, predesign through construction.

Insert Row Here

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

The project has been reviewed in the State Board project prioritization process and approved by the State Board for Community and Technical Colleges for inclusion in its capital budget submittal for the 2023-25 biennium.

Insert Row Here

What is planned with a future appropriation?

No future appropriations are needed.

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					
ACQUISITION TOTAL	\$0		NA	\$0	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services

Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services				
Programming/Site Analysis	\$1,299,637			
Environmental Analysis				
Predesign Study				
Design Contingency	\$64,982			
General Contractors Overhead and Profit	\$102,347			
6.2% lost buying power Dec-21 to Jun-22	\$90,952			
Insert Row Here				
Sub TOTAL	\$1,557,918	1.0788	\$1,680,682	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$145,378			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$145,378	1.1093	\$161,268	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning				
Site Survey				
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.1093	\$0	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$65,315			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$65,315	1.2038	\$78,626	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$88,431			

Other				
Insert Row Here				
Sub TOTAL	\$88,431	1.2038	\$106,453	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL	\$1,857,041		\$2,027,029	

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Cost Estimate Details

Construction Contracts

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation	\$1,299,637				
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Design Contingency	\$64,982				
General Contractors Overhead and Profit	\$102,347				
6.2% lost buying power Dec-21 to Jun-22	\$90,952				
Insert Row Here					
Sub TOTAL	\$1,557,918		1.1545	\$1,798,617	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1545	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Other Direct Cost					
Insert Row Here					
Sub TOTAL	\$0		1.2038	\$0	

4) Maximum Allowable Construction Cost

MACC Sub TOTAL
\$23

\$26 per GSF

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7) Owner Construction Contingency

Allowance for Change Orders	<input type="text" value="\$77,896"/>		
Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	\$77,896	1.2038	\$93,772

8) Non-Taxable Items

Other	<input type="text"/>		<input type="text"/>
Insert Row Here	<input type="text"/>		<input type="text"/>
Sub TOTAL	\$0	1.2038	\$0

9) Sales Tax

Sub TOTAL

CONSTRUCTION CONTRACTS TOTAL

Cost Estimate Details

Equipment

Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment					
E20 - Furnishings					
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2038	\$0	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.2038	\$0	
3) Sales Tax					
Sub TOTAL	\$0			\$0	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$0			\$0	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Artwork					
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	\$20,562				
Other					
Insert Row Here					
ARTWORK TOTAL	\$20,562		NA	\$20,562	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$0				
Additional Services					
Other					
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$0</i>				
PROJECT MANAGEMENT TOTAL	\$0		1.2038	\$0	

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					
OTHER COSTS TOTAL	\$0		1.1545	\$0	

Green cells must be filled in by user

C-100(2022)
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: Lake Washington – East Building Renovation and Expansion

OFM project number: 40000583 **Legislative district(s):** 45

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:

College Proposal	Design-phase funding request	Pre-design to OFM	Const.-phase funding request
<i>December 2021</i>	<i>September 2022</i>	<i>TBD</i>	TBD
<ul style="list-style-type: none"> • AAS – Auto Body Tech • AAS – Auto Repair Tech • AAS – Diesel and Heavy Equipment Tech • BAS – Dental Hygiene 	<ul style="list-style-type: none"> • AAS – Auto Body Tech • AAS – Auto Repair Tech • AAS – Diesel and Heavy Equipment Tech • BAS – Dental Hygiene 		

SBCTC program updates for major projects included in a capital budget request

<p>Programs in planning stages:</p> <ul style="list-style-type: none"> • Certificate – Dental Assisting • Advanced Materials Coating and Repair • Electric Vehicle Service and Repair • Alternative Fuel Engine Repair 	<p>Programs in planning stages:</p> <ul style="list-style-type: none"> • Certificate – Dental Assisting • Advanced Materials Coating and Repair • Electric Vehicle Service and Repair • Alternative Fuel Engine Repair 		
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